

**AGENDA of the  
Portfolio Committee : Infrastructure & Planning  
19 May 2015  
(Also the agenda for the Mayoral Committee Meeting : 28 May 2015)**

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**18. PORTION 6 (PORTION OF PORTION 5) OF THE FARM WELTEVREDE NO. 647, DIVISION CALEDON, OVERSTRAND MUNICIPAL AREA : PROPOSED CONSENT USE APPLICATION (TOURIST FACILITY) : AJ MCONIE**

**Prt 6/647 (2524)**

**P Roux**

**(028) 313 8900**

**Hermanus Administration**

**30 March 2015**

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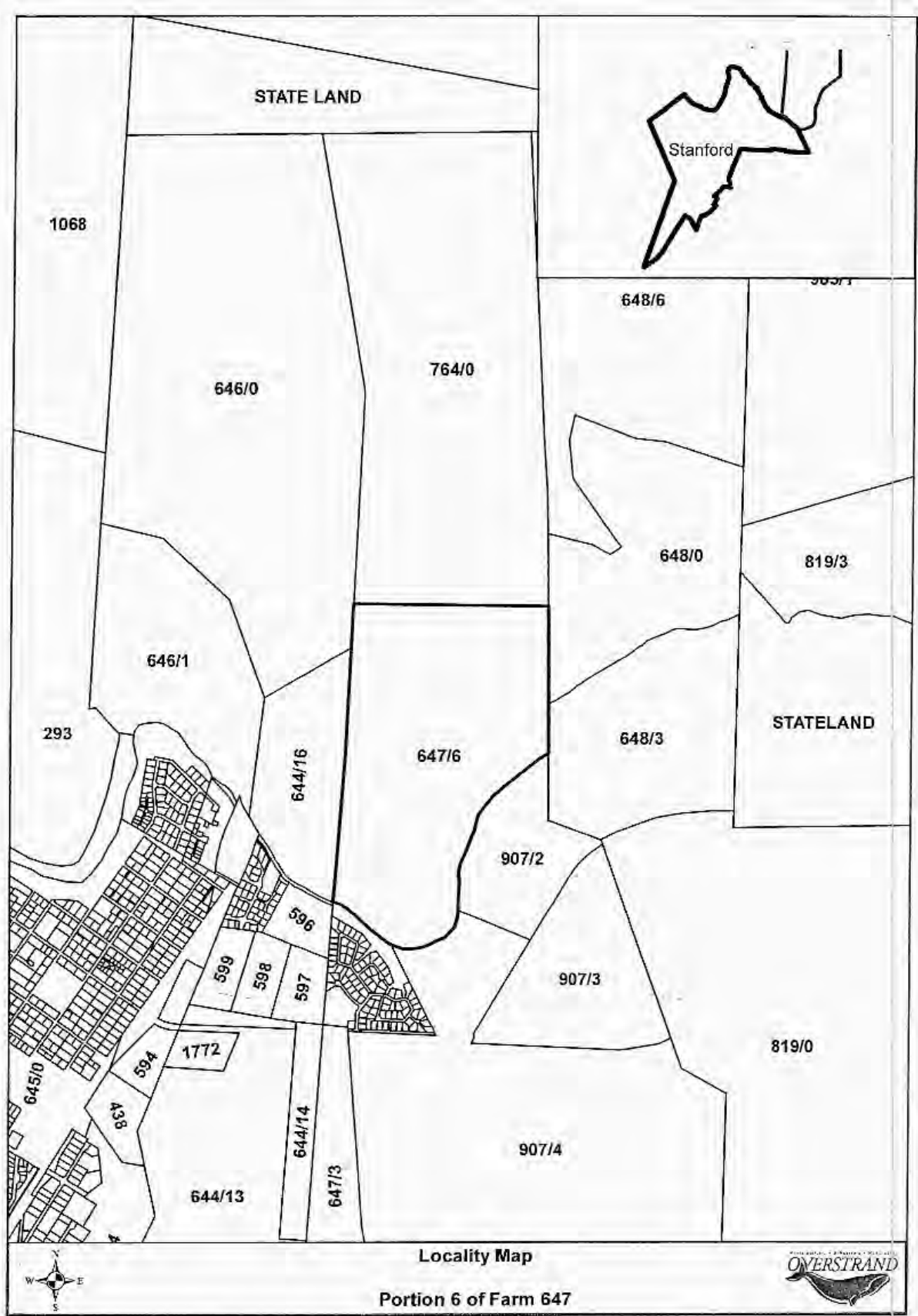
**RESOLVED :**

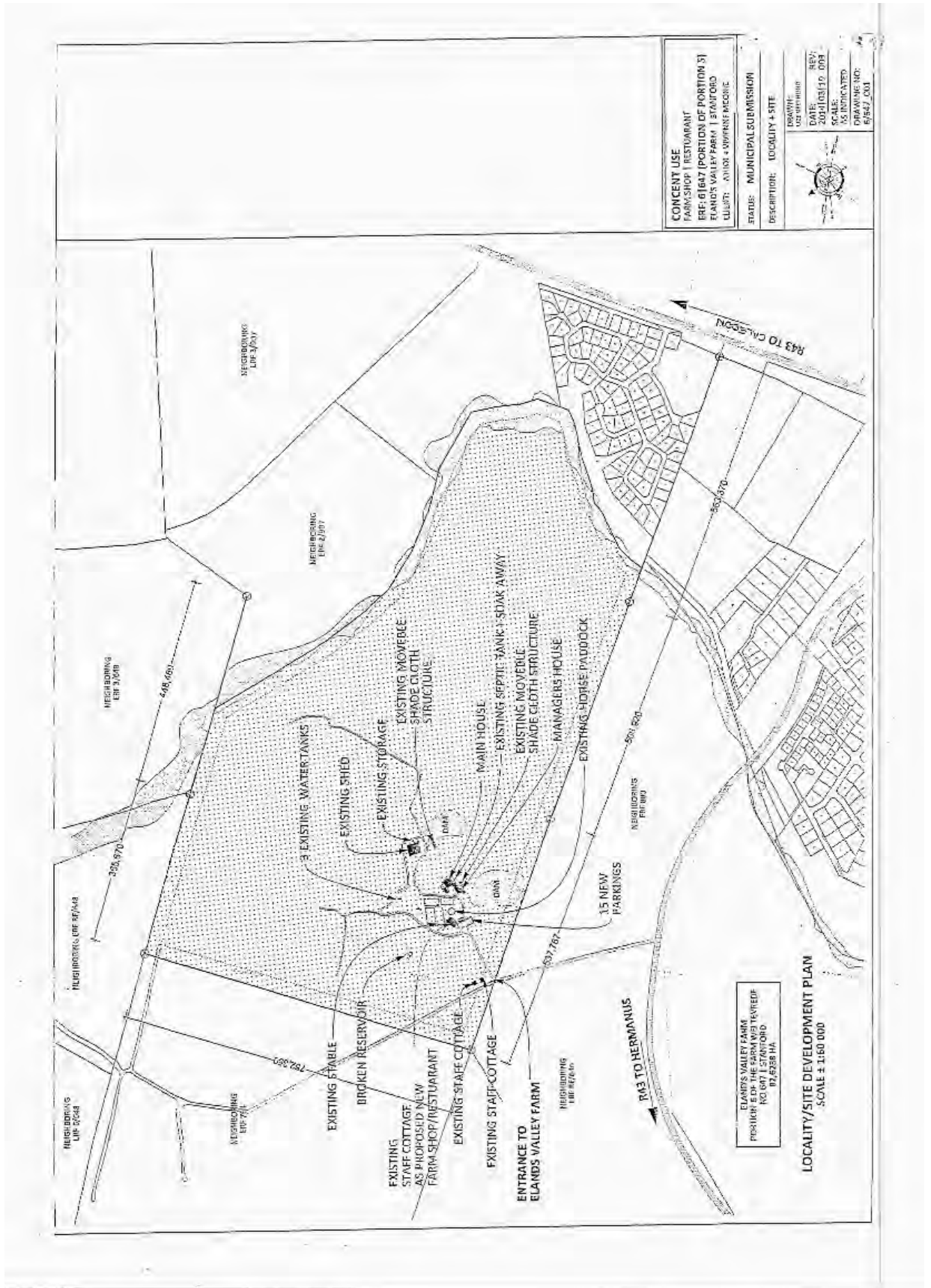
1. that in terms of Section 2.2 of the Overstrand Zoning Scheme Regulations as promulgated under Section 9 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) the application for a consent use in order to enable the owner to operate a tourist facility (art gallery, farm shop, restaurant, honey- and mead facility) on the property, **be approved**, subject to the following conditions:
  - (a) that building plans be submitted to the Building Department for approval;
  - (b) that toilets for the disabled be provided to the satisfaction of the Building Department;
  - (c) that the parking area, as per the Site Development Plan, be properly demarcated and the parking area must be provided with a hard surface;
  - (d) that all the conditions compiled by the Breede-Gouritz Catchment Management Agency; Telkom; Department of Environmental Affairs and Development Planning; Cape Nature; Eskom and Overberg District Municipality, **be complied** with;
  - (e) that the necessary competency certificates with regard to the preparation of food, as well as a certificate of the Chief: Fire Services must be obtained prior to the operation of the tourist facility;
  - (f) that proof of adequate and sustainable household water for the proposed facility be submitted to the Municipality;
  - (g) that the disposal and storage of sewage and refuse be addressed to the satisfaction of the Municipality – no sewage or refuse may be disposed off on the property;
  - (h) that no activities other than agriculture and the above approved activities, be allowed on the property without the written approval of the Municipality;

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- (i) that the Municipality reserves the right to rescind the above approval without prior notice should any justified complaints be received in the manner in which the tourist facility is conducted, or should the activity lead to the detriment of the surrounding environment;
  - (j) that all the above relevant conditions be adhered to prior to the operation of the tourist facility, and
  - (k) that the above approval does not indemnify the landowners from compliance with any other relevant legislation;
2. that the applicant/objector be notified of their right of appeal in terms of Section 62 of the Local Government : Municipal Systems Act No 32 of 2000 with regard to the above decision.





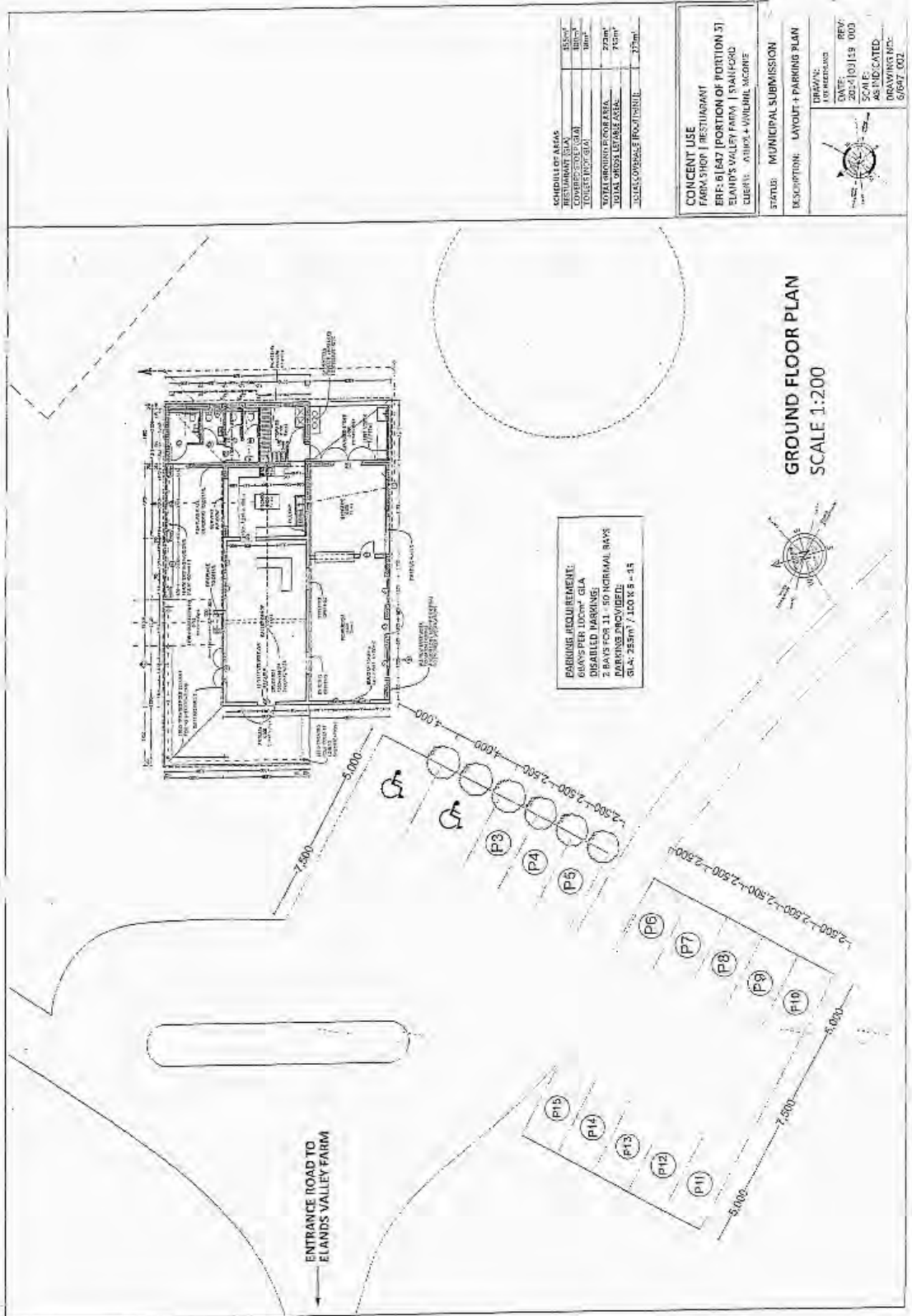
**CONCENT USE**  
 FARM SHOP | RESTAURANT  
 REF: 61647 (PORTION OF PORTION 3)  
 ELANDS VALLEY FARM | STANTFORD  
 CLIENT: AVIATOR + WINTER BEERIE

STATE: MUNICIPAL SUBMISSION  
 DESCRIPTION: LOCALITY + SITE

DRAWN: [Signature]  
 DATE: 2024/03/10 004  
 SCALE: AS INDICATED  
 DRAWING NO: 61647\_001

ELANDS VALLEY FARM  
 POSITION EOP THE FARM AND TOWNHIP  
 NO. 617 | STANTFORD  
 B7.6258 HA

**LOCALITY/SITE DEVELOPMENT PLAN**  
 SCALE ± 1:60 000



**PARKING REQUIREMENTS:**  
 CLASSIFIED PARKING: 2  
 DISABLED PARKING: 2 BAYS FOR 11 - 50 NORMAL BAYS  
 PARKING PROVIDED: 15  
 G.A.: 255m<sup>2</sup> / 100 X 8 - 15

CONCRETE AREAS	855m <sup>2</sup>
RESTAURANT SLAB	855m <sup>2</sup>
COVERED STOLE (G.A.)	180m <sup>2</sup>
TOILET (P.C.G.A.)	180m <sup>2</sup>
TOTAL GROUND FLOOR AREA	2720m <sup>2</sup>
TOTAL GROUND LEVEL AREA	765m <sup>2</sup>
JOINT COVERAGE FOOTPRINT	2720m <sup>2</sup>

**CONCENT USE**  
 FARM SHOP | RESTAURANT  
 REF: 6/247 | PORTION OF PORTION 3/1  
 ELANDS VALLEY FARM | STAFFORD  
 CLIENT: ATHLOS + WINDMILL MCGONE

STATUS: MUNICIPAL SUBMISSION  
 DESCRIPTION: LAYOUT + PARKING PLAN

DRAWN: E. HERRING  
 DATE: 2024/10/15  
 REV: 000  
 SCALE: AS INDICATED  
 DRAWING NO.: 6/247\_002

**GROUND FLOOR PLAN**  
 SCALE 1:200

ENTRANCE ROAD TO  
 ELANDS VALLEY FARM

MOTIVATION REPORT

**PROPOSED CONSENT USE:  
PORTION 6 (PORTION OF PORTION 5) OF THE  
FARM WELTEVREDE NO. 647**

**OVERSTRAND MUNICIPALITY  
DIVISION: CALEDON**

**MOTIVATION REPORT**

**1. BACKGROUND**

The owners of Portion 6 of the farm Weltevrede No. 647 herewith submit an application for the consent use of the subject property.

Portion 6 of the farm Weltevrede No. 647 is 82,62ha in extent and is held by title deed number T69174/2012.

The owners intend to establish a restaurant, Mead tasting room, art gallery, farm shop, a play area for children, 5 picnic/outdoor sitting areas, a farm trail/path, sheep viewing / interaction kraal on Portion 6 of the farm Weltevrede No. 647. Application is therefore made for a consent use for tourist facilities and a farm shop to accommodate an art gallery, farm shop, restaurant and mead tasting facility within an existing building on the subject property.

**2. APPLICATION DETAILS**

Application is made in terms of:

- Section 5.1.1 (b) of the Overstrand Municipality Zoning Scheme for the consent use of Portion 6 of the farm Weltevrede No. 647.

## MOTIVATION REPORT

**3. NEED AND DESIRABILITY**

The Department of Environmental Affairs and Development Planning's Guidelines on Need and Desirability (October 2011) stipulates what is needed and desired for a specific area must be strategically and democratically determined. The need and desirability of development must therefore be measured against the contents of the credible Integrated Development Plan (IDP), Spatial Development Framework (SDF) and Environmental Management Framework for the area, and the sustainable development vision, goals, objectives, strategies and policies formulated in, and the desired spatial form and pattern of land use reflected in the area's credible IDP and SDF.

The abovementioned guidelines further clarify that the concept of need and desirability can be explained in terms of the general meaning of its two components in which *need* refers to *time* and *desirability* to *place*. Need and desirability can be equated to *wise use of land* – i.e. the question of what is the most sustainable use of land. This in turn implies that any proposed development must be socially, environmentally and economically sustainable and that decisions must take into account the interests, needs and values of all the relevant stakeholders involved in the project.

The following criteria are used to motivate the need and desirability for the proposed consent use of Portion 6 of the farm Weltevrede No. 647:

**3.1 PROPERTY DESCRIPTION**

The subject property is situated next to the R49 travelling from Stanford to Hermanus. The farm comprises 83 hectares of sandy soils lying in a bend of the Klein River on the opposite bank to the town of Stanford, not more than two kilometres from the centre of town. An old farm house and outbuildings have undergone major renovations in a typical Cape Settlers style. The construction of the art gallery / coffee shop is discussed below.

It is believed the farm is well located for the purpose for which it was bought.

## MOTIVATION REPORT

The subject farm is situated in an agricultural and tourism environment.

### **3.2 PHYSICAL CHARACTERISTICS OF THE PROPERTY**

Topographically, about one third of the farm consists of an elevated plateau falling quite steeply to low lying lands bordered by the Klein River and subject to flooding where inadequately drained. Much of this lower portion of the farm lies in a bend of the river and is probably the result of the deposition of river silt over many decades. The upper plateau contains remnants of the Cape Folded Mountain Quartzites occurring as outcrops running East – West.

The house and outbuildings as well as the proposed Gallery/Coffee Shop are located on this plateau. The house has a magnificent view to the south.

A portion of the farm is covered in Port Jackson which has regrettably received little attention in past years. The owner, Mr McOnie has already made progress in clearing areas of this alien species.

### **3.3 ZONING**

Portion 6 of the farm Weltevrede No. 647 is zoned Agriculture Zone I and utilized as such.

Surrounding properties are zoned for Agriculture Zone I purposes.



## MOTIVATION REPORT

**3.4 LAND USE**

The subject property is used for agricultural purposes. Farming is currently limited to sheep on pastures and some Lupins Vetch and Seradella grown for additional feed. It is intended to increase the flock to a sustainable level based upon various factors applicable to intensive sheep farming.

Part of the plan for the development of the farming operation includes vegetable production. The McOnie team have considerable experience in this regard, having supplied Woolworths in the past for a period of sixteen years.

Mr McOnie is a well known bee keeper in the Delmas/Pretoria area. He sells high quality honey to well established clientele and will continue to develop this aspect on Elandsvalley Farm. He is also well advanced in his Meade production project with the objective of making the sale of this honey wine a unique draw card for both Elandsvalley Farm and the Stanford Mander.

There is a main dwelling with outbuildings, a manager's house, a shed and storage, three labourers' cottages, an existing horse paddock and stable situated on Portion 6 of the farm Weltevrede No. 647.

Existing land use activities on Portion 6 of the farm Weltevrede No. 647 are as follows:

<i>Land use</i>	<i>Irrigated (ha)</i>	<i>Dry land (ha)</i>	<i>Total Extent in hectares</i>
Pastures	20	30	50
Alien vegetation		30	30
Other:			2,6
▪ Roads, Dams, etc.			
			82,6

Land uses that surround Portion 6 of the farm Weltevrede No. 647 are tourism related land uses are a brewery (Birkenhead Brewery), residential development

## MOTIVATION REPORT

(Sunrise Village), agricultural (mostly undeveloped agricultural land) and tourism related land uses (Klein River Picnic Area & Cheese Shop, Stanford Village).

### 3.5 THE POTENTIAL OF THE PROPERTY

Due to the location of the property it has potential, not only for agriculture, but for tourism as well. The Stanford village is growing as a weekend destination where people look for things to do with their families. The owners therefore took the aforementioned into consideration and decided to contribute to Stanford's (and the Overberg's) tourist (specifically the agri-tourism) attractions.

### 3.6 PROPOSAL

The following is proposed:

- The consent use of Portion 6 of the farm Weltevrede No. 847 in terms of Section 5.1.1 (b) of the Overstrand Municipality Zoning Scheme.

One of the existing labourer's cottages (an old building) has been renovated and altered to provide an attractive space for the proposed art gallery and restaurant. As with the other extensive restoration projects carried out on the farm, the gallery / restaurant building will be considered a worthwhile tourist destination.

Mrs. McOnie is an artist and intends to display and sell her own as well as art from other artists in the gallery. Coffee, cakes, pastries and sandwiches as well as various forms of honey will be on offer. It is hoped that Ellandsvalley Farm will also become well known as a worthwhile stop to enjoy a Meade tasting experience in a relaxing atmosphere with a magnificent view of the mountain.

The extent of the proposed art gallery / restaurant building is  $\pm 290\text{m}^2$ , of which  $255\text{m}^2$  accounts for the total Gross Lettable Area (GLA). The surrounding parking, picnic and play areas are  $\pm 1\text{ha}$ . The renovated labourer's cottage will be used as a

## MOTIVATION REPORT

restaurant, mead tasting room, art gallery and a farm shop. Therefore application is made for a consent use for tourist facilities (art gallery, restaurant and mead tasting room) and a farm shop. Please refer to the site development plan attached.

The schedule of areas is described as follows:

SCHEDULE OF AREAS	
Restaurant (GLA)	155m <sup>2</sup>
Covered stoep (GLA)	100m <sup>2</sup>
Toilets (not GLA)	18m <sup>2</sup>
Total ground floor area	273m <sup>2</sup>
<b>Total gross lettable area (GLA)</b>	<b>255m<sup>2</sup></b>
Total coverage (footprint)	273m <sup>2</sup>

The proposed development also proposes a play area for children, five picnic/outdoor sitting areas, a farm trail/path and a sheep viewing/interaction kraal.

*The nature of the proposed art gallery / restaurant development can be described as follows:*

**Art:** Mrs. McOnie has been a passionate artist for the past 20 years. Her gallery and studio will be used to showcase her art as well as that of the local community. She intends giving weekend art courses which she believes would benefit the self catering accommodation businesses in town and neighbouring farms.

She also manufactures crafted items like blackboards and key holders. She produces cards and prints from her art and has all the necessary equipment to run her own framing business which would operate from the gallery premises.

**Honey:** Mr. McOnie has been a Bee Keeper for the past 10 years. He is well known for the quality of his honey and intends to further develop this aspect of the farming operation to include Mead for sale in the farm shop. As part of the marketing effort a Mead tasting facility will be provided. This is a unique experience and would encourage tourists to visit Stanford.

**Restaurant:** The restaurant would allow people to linger and enjoy the ambience of the farm. A limited menu with good coffee will be on offer.

## MOTIVATION REPORT

**Farm shop:** Mrs. McOnie has baked for home industry for many years in the past. Her intention is to create a small home industry on Elandsvalley Farm to compliment the coffee shop. Consideration will also be given to stocking local home produce and certain dairy products from farms in the region in the proposed farm shop. If the liquor licence is approved, it would benefit both the local growers and Elandsvalley Farm to offer their wines for sale.

**Farm produce:** Mr McOnie has been farming for the past thirty years, producing maize, sorghum, vegetables and various beans. In addition, he has been involved with his father the well known seed breeder John McOnie, in the breeding of sweetcorn and popcorn seed. On Elandsvalley farm he intends to grow crops for both animal feed and those suitable for sale in the farm shop.

**Liquor production on the farm:** Mead is Honey Wine. It is made when honey is diluted and allowed to ferment. To make Mead, one dilutes honey with water, adds nutrients and yeast and allows the mixture to ferment. The owners will use 200L vats for the initial fermentation process and the mead is then transferred to wooden oak barrels for the ageing process which can take up to 8 months. The Mead will be manufactured in a special room dedicated to the mead making process. The owners will apply for a MICRO MANUFACTURING LICENSE and a compliance certificate. The initial batches will be approximately 1000L and the total production is not likely to be more than 30 000 L per year.

Provision is made for ample toilet facilities within the existing building. This includes a toilet for the disabled according to the required specifications.

The Overstrand Scheme Regulations specify that parking should be provided at 6 parking bays per 100m<sup>2</sup> GLA. For a GLA of ±255m<sup>2</sup> a total of 15 parking bays should be provided on site. Provision is made for 15 parking bays, of which two parking bays will be parking for the disabled (as per the requirements).

The proposed tourist facilities and farm shop will contribute towards job creation in the Stanford area. It is intended to grow the business but initially the following staff members are planned to be employed from members of the Stanford community:

Cook: 1

Waitresses: 2

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 MOTIVATION REPORT
 

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Framing and wood working: 1  
 Cleaners: 1  
 Maintenance of gardens and parks: 1  
 Farm workers: 4

A period of intense training will be provided. Skills like cooking, baking, framing, arts and crafts, wood working and welding will be included.

The proposed consent use of Portion 6 of the farm Weltevrede No. 647 is not in contrast to the existing land uses/tendencies in the surrounding environment and the impact on the surrounding properties will be kept to a minimum. Therefore we do not foresee any problems with the proposed application.

### **3.7 IMPACT ON THE CHARACTER AND / OR THE PROPERTIES IN THE SURROUNDING AREA**

The proposed development will be fully compatible with the surrounding area since three neighbouring properties are already offering agri-tourism: Elandsvalley Farm is situated between Sir Robert Stanford and Stanford hills. Stanford hills has an airfield where whale viewing flights are offered to tourists.

The proposals for the development of an agri-tourism business on this farm will in no way impinge on the privacy of the neighbours as they are all exercising their own agri-tourism rights:

- Sir Robert Stanford Wine Estate and historical farm. Restaurant, quad bikes, wine tasting.
- Stanford hills wine estate and historical farm and self catering accommodation. Wedding venue. Restaurant. Wine tasting.
- Kleine River cheese farm. Picnic areas. Party venue.
- Bagatelle – The neighbour on the right has a horse farm and rental accommodation.

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 MOTIVATION REPORT
 

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### 3.8 AVAILABLE WATER

There is registered water on the subject property. Please refer to water registration certificate no. 22091415 attached. The following information is specified on the certificate:

- The property falls within the Breede-Overberg Catchment Management Area;
- 101 400m<sup>3</sup> water p/a available for irrigation purposes;
- 16,9ha pastures to be irrigated;
- Storing of water of 45 000m<sup>3</sup> allowed.

There are two substantial farm dams both being capable of being filled through an existing 8 inch pipeline from the river.

There are numerous boreholes on the farm but only one near the house in operation yielding about 3000L per hour.

An old reservoir situated on the quartzite ridge to the North East of the house has been rebuilt and can now hold about 95,000 litres. It will be supplied from the top dam and will provide water for animals and irrigation.

### 3.9 ACCESS

The property is situated approximately 2km from the village of Stanford off the R43 from Hermanus to Stanford.

The entrance to the farm is 300 meters from the main road on the way past Madres kitchen and on towards Stanford Hills Wine Estate on an upgraded gravel road. The proposed Gallery/Coffee shop is 200 meters from the main farm entrance. It is expected that Elandsvalley Farm business will benefit from passing trade.

No additional access points or access roads will therefore be created.

## MOTIVATION REPORT

**3.10 SERVICES**

All services on Portion 6 of the farm Weltevrede No. 647 already exist. Eskom supplies power to the farm buildings, the shed and the river pump.

Additional services (if required) will be provided to the satisfaction of the Overstrand Municipality.

**3.11 TITLE DEED**

The title deed no. T69174/2012 has no restrictions that need to be removed in order for this application to be approved.

There is no bond registered against the subject property.

**3.12 FORWARD PLANNING**

The *Overstrand Spatial Development Framework (2006)* shows that the subject property is earmarked as core agriculture area.

The primary land use of the subject property will remain for core agriculture purposes. The proposed agri-tourism land uses will be complimentary to the existing farming activities on the subject property.

From the above it is evident that the proposed consent use of Portion 6 of the farm Weltevrede No. 647 falls within the spatial planning policies for the Stanford area.

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 MOTIVATION REPORT
 

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**3.13 ENVIRONMENTAL IMPACT**

The proposed consent use will not have a negative impact on the environment and does not trigger any listed activities in terms of the National Environmental Management Act (NEMA), 1998 (Act no. 107 of 1998).

**3.14 HERITAGE IMPACT**

This application does not involve the rezoning of a portion larger than 10 000m<sup>2</sup> in extent or changing the character of a site larger than 5 000m<sup>2</sup>. Consequently the proposed consent use will trigger Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999).

The proposed tourist facilities and farm shop will be accommodated in an existing approved structure on the subject property and therefore does not encompass any heritage significance. Consequently the impact on the heritage value of the area will be kept to a minimum.

**4. RECOMMENDATION**

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

- The proposed consent use will not have a negative impact on the existing agricultural activities because the existing agricultural activities will remain unchanged;
- The proposal is compatible with the existing character of the area;
- No additional access points or roads are created;
- The zoning of the land currently utilized for agricultural purposes will remain Agricultural Zone I;
- The proposed consent use of Portion 6 of the farm Weltevrede No. 647 complies with the spatial planning policies of the area;

## MOTIVATION REPORT

- 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 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 to a sustainable agricultural and ecological environment.

FILE NO:	16/1/11
	Port 6/647
SCAN NO:	36
COLLABORATOR NO:	696117

TP- A Thant  
 (S. van der Merwe)

H Blignaut



# BREEDE-GOURITZ

Catchment Management Agency  
 Opvanggebied Bestuur en Oordelings  
 In-Ashebeno yvel awepela lomivlenchla mukhang, ooengiluyu

51 Baring Street Worcester 6850, Private Bag X3055 Worcester 6850

E-mail: zmbunquka@breedegouritzcma.co.za  
 Cell: 076 814 2784

Navrae: / Enquiries/ Imibuzo:

Z Mbunquka

023 346 8000

Verwysing: / Reference/Referensie:

4/10/1/G40/Weltevrede  
 647

Datum: / Date:

28 November 2014

The Municipal Manager  
 Overstrand Municipality  
 P.O BOX 20  
 Hermanus  
 7200

Dear Sir/Madam.

## COMMENT FOR THE PROPOSED ON PORTION 6 (PORTION OF PORTION 5) OF THE FARM WELTEVREDE 647, HERMANUS.

With reference to the application received by the Breede-Gouritz Catchment Management Agency (BG-CMA) on 17 November 2014; the following:

The Breede Gouritz Catchment Gouritz Catchment Management Agency (BG-CMA) in principle has no objection to the proposed departure subject to the following conditions:

- All relevant sections and regulations of the National Water Act, 1998 (Act 36 of 1998) regarding water use must be adhered to.
- No pollution of surface water or ground water resources may occur due to any activity on the property.
- No storm water runoff from any premises containing waste, or water containing waste emanating from industrial activities and premises may be discharged into a water resource. Polluted storm water must be contained.

REC-114

- ❑ All relevant sections and regulations of the National Environmental Management: Waste Act, 2008 (Act 59 of 2008) regarding the disposal of solid waste must be adhered to. Solid waste may only be disposed off onto a permitted solid waste facility in terms of abovementioned legislation.
- ❑ The minimizing of waste must be promoted and alternative methods for waste management must be investigated.
- ❑ No permanent structures may be constructed within the 100-year flood line of any watercourse (seasonal or permanent river, stream, etc).
- ❑ No additional use of surface water and/or storage of water is permitted, unless the applicant has formally obtained a license in terms of Section 41 of the National Water Act (Act 36 of 1998) and/or formal authorization in terms of General Authorizations issued under Section 39 (Government Notice 399 dated 26 March 2004), and/or if it is authorized under Schedule 1 of the National Water Act, 1998 (Act 36 of 1998).
- ❑ It is the duty of the applicant(s) to ensure that all servitudes of aqueduct, access and storage to give effect to the apportionment of water uses has been agreed upon prior amongst the property owners and formally registered with the deeds office to give effect thereto upon approval of the application.
- ❑ No activities may take place within a buffer area as determined by the freshwater ecologist upstream and downstream of a watercourse and/or any delineated wetland system without formal authorization thereto obtained from this Department.
- ❑ The water provided for domestic use must comply with the SANS 241: 2011 guidelines for drinking water. Regular monitoring must be done to ensure compliance. If the quality of the water is of such a nature that it is a threat to human health, then this office and the Provincial Department of Health must be informed of the procedures to rectify the problem.

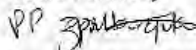
**Disposal of sewage.**

The disposal of sewage must at all times comply with the requirements of Sections 22 and 40 of the National Water Act 36, Act 36 of 1998.

The BG-CMA will gladly comment on any additional information provided for review. The BG-CMA reserves the right to revise initial comments and request further information based on any additional information that might be received.

Please do not hesitate to contact this office if you have any further queries

Yours Faithfully



**PHAKAMANI BUTHELEZI**  
**CHIEF EXECUTIVE OFFICE**

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