

PORTION 74 OF FARM BAARDSCHEERDERS BOSCH NO. 213, BREDASDORP DIVISION, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE, DEPARTURE AND DETERMINATION OF AN ADMINISTRATIVE PENALTY: MESSRS INTERACTIVE TOWN AND REGIONAL PLANNING ON BEHALF OF S MEINTJIES

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amended By-Law on Municipal Land Use Planning, 2020 (By-Law), that an application has been received applicable to the above-mentioned property for the following:

- **Consent use** in terms of Section 16(2)(o) of the By-Law, to allow for a place of instruction and tourist accommodation.
- **Departure** in terms of Section 16(2)(b) of the By-Law in order to:
 - relax the western common building line from 30m to 22m to accommodate the existing shed; and
 - relax the southern common building line from 30m to 4m to accommodate the existing shed.
- **Determination of an administrative penalty** in terms of Section 16 (2)(q) of the By-Law, to legalize the existing shed.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, 16 Paterson Street, Hermanus and at the Gansbaai Library, Main Road, Gansbaai. Any written comments must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) on or before **21 July 2023**, quoting your name, address and contact details, interest in the application and the reasons for comment. Telephonic enquiries can be made to **Mr SW van der Merwe** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

GEDEELTE 74 VAN PLAAS BAARDSCHEERDERS BOSCH NO. 213, AFDELING BREDASDORP, OVERSTRAND MUNISIPALE AREA: AANSOEK OM VERGUNNINGSGEBRUIK, AFWYKING EN BEPALING VAN 'N ADMINISTRATIEWE BOETE: MNRE INTERACTIVE TOWN AND REGIONAL PLANNING NAMENS S MEINTJIES

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening), dat 'n aansoek van toepassing op die bogenoemde eiendom ontvang is vir die volgende:

- **Vergunningsgebruik** ingevolge Artikel 16(2)(o) van die Verordening, om voorsiening te maak vir 'n plek van onderrig en toeriste-akkommodasie.
- **Afwyking** ingevolge Artikel 16(2)(b) van die Verordening, ten einde:
 - die westelike gemeenskaplike boulyn vanaf 30m na 22m te verslap, om die bestaande skuur te akkommodeer; en
 - die suidelike gemeenskaplike boulyn vanaf 30m na 4m verslap, om die bestaande skuur te akkommodeer.
- **Bepaling van 'n administratiewe boete** ingevolge Artikel 16 (2)(q) van die Verordening, ten einde die bestaande skuur te wettig.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus en by Gansbaai Biblioteek, Hoofweg, Gansbaai. Enige kommentaar op die voorstel moet skriftelik ingedien word ingevolge die bepalings van Artikels 51 en 52 van die Verordening en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) bereik voor of op **21 Julie 2023**, met u naam, adres en kontakbesonderhede, belang in die aansoek sowel as die redes vir kommentaar. Telefoniese navrae kan gerig word aan **Mnr SW van der Merwe** by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

INXALENYE 74 YEFAMA EKUTHIWA BAARDSCHEERDERS BOSCH NO. 213, BREDASDORP DIVISION, INGINGQI YOMASIPALA WASE OVERSTRAND: ISICELO SOKUSEBENZISA, UKUNYENYISWA NOKUGQITYWA KWESOHLWAYO: ABAKWA INTERACTIVE TOWN AND REGIONAL PLANNING EGAMENI LIKA S MEINTJIES

Kukhutshwa isaziso ngokumayela neCandelo 48 loMthetho Otshintshweyo woMasipala wase-Overstrand ongokuSetyenziswa nokuCetywa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala), ukuba kufunyenwe isicelo ngokumayela nepropathi engasentla, malunga noku kulandelayo:

- Cimvume Yosetyenziso ngokweCandelo 16(2)(o) loMthetho kaMasipala ukuze kuvunyelwe indawo yokufundisa nendawo yokuhlala abakhenkethi.
- Ukunyenysiswa ngokumayela neCandelo 16(2)(b) loMthetho kaMasipala ukuze kwenziwe oku kulandelayo:
 - kunyenysiswa komda wesakhiwo kwicala kwintshona ye ku-30m ukuya ku-22m ukuze kuvunyelwe igumbi lokugcina izinto esele likho; kwakunye
 - nokunyenysiswa komda wesakhiwo kwicala elingasemzantsi ukusuka ku-30m ukuya ku-4m ukuze kuvunyelwe igumbi lokugcina izinto esele likho.
- Ukugqitywa kwesohlwayo emasibhatalwe ngokweCandelo 16(2)(q) loMthetho kaMasipala ukuze olu tshintsho lwenziweyo lwenziwe lube semthethweni.

Iinkcukacha ngokwemiba yesi sindululo ziyafumaneka ukuze zihlolwe ngulowo nalowo ufuna ukuzifundela kwentsimbi yesi-08:00 ne-16:30 kwiCandelo: Zicwangiso ngeDolophu kwa-16 Paterson Street, Hermanus nakuManejala weNgingqi Main Road, Gansbaai. Naziphi na izimvo ezibhaliweyo zingangeniswa kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngokwezibonelelo zamaSolotyama-51 nama-52 laloMthethwana nge **21 uJulayi 2023** okanye ngaphambi, ukhankanye igama lakho, idilesi, iinkcukacha ofumaneka kuzo, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Imibuzo ngefowuni ingabhekiswa Umchwangciso Wedolophu, **uMnu SW van der Merwe** ku-028-313 8900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwazi ukufunda okanye ukubhala angaya kwiCandelo leDolophu apho igosa likamasipala liza kumnceda avakalise izimvo zakhe ngokusemethethweni.

4. Motivation

Motivation for the application:

Refer to Annexure H for the Site Development Plan

a. Introduction & Background

i. Location and Origin of Application Area

The application area consists of a 15.5455ha farm located on the southern periphery of Baardskeerdersbos within the Overstrand Municipal area west of Gansbaai and north of Pearly Beach, as well as in close proximity to the R43 to the south thereof.

In June 2021 the owner moved onto the application area which was home to the Olive Farm Trust, a previously failed olive farm in a poor condition. The new owner however saw in it the potential to become a self-sufficient and contributory space.

The property lends itself well to a blended economic approach that would focus on a mix of small-scale farming, ecotourism, environmental entrepreneurship training and tourist accommodation to make it economically viable.

This is what attracted the owner to the property and what they would be interested investing in for the future.

ii. Context of Application Area

1. History & Character of the area

The character of Baardskeerdersbos is that of a hamlet - a small village or group of houses - whilst for those passing by on the R317, it may be considered as a gateway to the coast or to the countryside.

Baardskeerdersbos is the result of the expansion of a modest family settlement on a VOC loan farm that depended on subsistence farming and the exploitation of coastal resources to a hamlet.

It not only has historical significance but is also architecturally significant as a late 19th and early 20th century farming settlement, with much of its modest vernacular architecture intact. Also intact is the organic layout of the original farm settlement.

It is a rare example of a hamlet that has undergone relatively little development during the mid to late 20th century.

The historical settlement pattern of inter alia "country villages" such as Baardskeerdersbos, have resulted in attractive living environments, which create and attract substantial tourism, and therefore economic value for the region.

2. Existing & Planned Land-Use and Buildings

The farm consists of a history of failed agriculture due to poor soil (clay), small scale arable ground (less than five hectares) and very harsh weather conditions with heavy rain in winter and very hot and windy summers. Small scale agriculture or livestock are the only real options if it was to be farmed and neither would be commercially viable.

In accordance with the current zoning the owner is investing in both domestic fruit and vegetables as well as a small micro-greens commercial operation and some domestic livestock.

More specifically, the existing and planned land uses and buildings on the application area consist of the following:

Existing Agricultural and Related Land-uses

- Livestock enclosures and paddocks currently covering an extent of around 3,5 ha possibly to be expanded to around 4,5 ha, as phase 1 is completed
- Veggies currently for domestic use covering an extent of 0,15 ha
- Olives covering an extent of 0,5 ha (The olive trees are in poor condition, provide no fruit and were there from the last failed farm project)
- Shed/Stables covers an extent of 280sqm with solar on the roof and Micro Greens inside



- Main Dwelling covering an extent of approximately 250sqm, with 2 parking bays
- Animal shelters around 65sqm and 25sqm
- Temporary shed around 60sqm to be renovated for the proposed Training Centre
- Two internal dirt roads from the northern and eastern entrances/exits respectively

Planned Agricultural and Related Land-Uses

- No irrigation cultivated grains covering an extent of 1,5 ha maximum
- Fynbos rehabilitation covering an extent of 2,5 ha
- Training facility covering an extent of 60 to 80sqm
- Tourist accommodation pods with pods ranging between 24 and 30 sqm per pod
- Three parking areas accommodating 16 parking bays
- Two footpaths from the proposed parking areas to the two proposed consent use land-uses, respectively

iii. **SWOT Analysis & Holistic Vision for the Farm**

The following strengths, weaknesses, opportunities and threats were identified on the application area by the owner:

<p>Strengths</p> <ul style="list-style-type: none"> • Position • Ease of access • Assets <ul style="list-style-type: none"> o Shed o Some water o Paddocks o Open space o Layout supporting training opportunities o Some infrastructure 	<p>Weaknesses</p> <ul style="list-style-type: none"> • Soil quality - Clay • Water restrictions • Cost of investment • Zoning
<p>Opportunities</p> <ul style="list-style-type: none"> • Microgreens • Accommodation • Training • Community Benefit • Ecotourism • Economic development 	<p>Threats</p> <ul style="list-style-type: none"> • Municipal restrictions • Investment required • Viability reliant on consent of use application approved • Weather • Political instability

In view of the analysed strengths, weaknesses, opportunities and threats, the question asked by the owner was how the farm could become commercially viable and how this would or could positively impact those who visit and also the community at large in a positive way.

Subsequently, in order to ensure economic viability through diversification and sustainability, the vision of the owner and her family is to create a holistic lifestyle which supports healthy living, rejuvenation of the land, growing income earning opportunities and providing balance for the people that live here as well as for the animals, plants and birds.

One of the income-earning as well as contributory opportunities identified for this farm is to enable young people from the area to grow their skills in Environmental Entrepreneurship so that they can open up income earning opportunities for themselves that positively impact the planet, the local environment and local communities.



The following are specific **objectives** for the farm:

a. Lower the carbon footprint

The intention of the owner is to reduce the carbon footprint for the farm in the following ways:

- i. Energy footprint reduced and moved onto Solar – almost completed
- ii. Water footprint reduced and made more efficient with storage, recycling and reuse and home purification – almost completed
- iii. Waste management – almost completed
- iv. Food – the owner and her family want to expand their ability to grow their own food at scale namely Vegetables, Chickens and eggs, Fruit as well as Seed and grain

b. Grow an opportunity rich farm

The following business opportunities on the application area have been identified namely:

- i. Micro Greens
- ii. Permaculture/ Syntropic Food Forests
- iii. Tourist Accommodation
- iv. Training in Ecotourism and Environmental Entrepreneurship
- v. Ancient Grains

c. Provide Training

A focus on Environmental Entrepreneurship – as the owner and family grow their skills they want to share with others also combining it with the work they have been doing in entrepreneurship for two decades into an environmental entrepreneurship platform and short on site courses that change the opportunity horizon for young people. These could include a focus on Solar, Water, Waste, Food, Abundance as well as Books and Games as a part of FiveTrails offering.

b. Development Objective & Application Proposal

With regards to the diversification of the farm economy, the **development objective** includes to establish a small-scale place of instruction which equips the trainees with skills for environmental entrepreneurship as well as to provide small-scale tourism accommodation on the application area for the trainees and for other visitors to the subject farm.

As the proposed place of instruction and tourism accommodation are not accommodated under the permitted primary land-uses for an agricultural zoning, a consent use for this purpose is thus required.

The proposed training facility within the existing shed exceeds and will exceed the southern common building line and is required to be addressed in this application. Furthermore, the existing shed/stables exceeds the western building line which needs to be legalized.

Subsequently the **application proposal** is as follows:

- **Consent use** for place of instruction
- **Consent use** for tourist accommodation
- **Building line departures** for the existing shed to be converted into the training facility and for the existing shed/stables
- **Determination of Administrative Penalty** for the existing shed to be converted to the training facility as well as for existing shed/stables

c. Development Proposal

The proposed training facility and tourist accommodation are directly related to the agricultural practices and support the rural character of the application area and could therefore not be practically and efficiently located within the urban area.



The proposal consists of the following development components/applications namely, a place of instruction, tourism accommodation, existing shed/stables to be legalized, access, roads, parking and off-grid engineering services which are illustrated in the site development plan in Figure 11 below and/or further discussed in more detail.

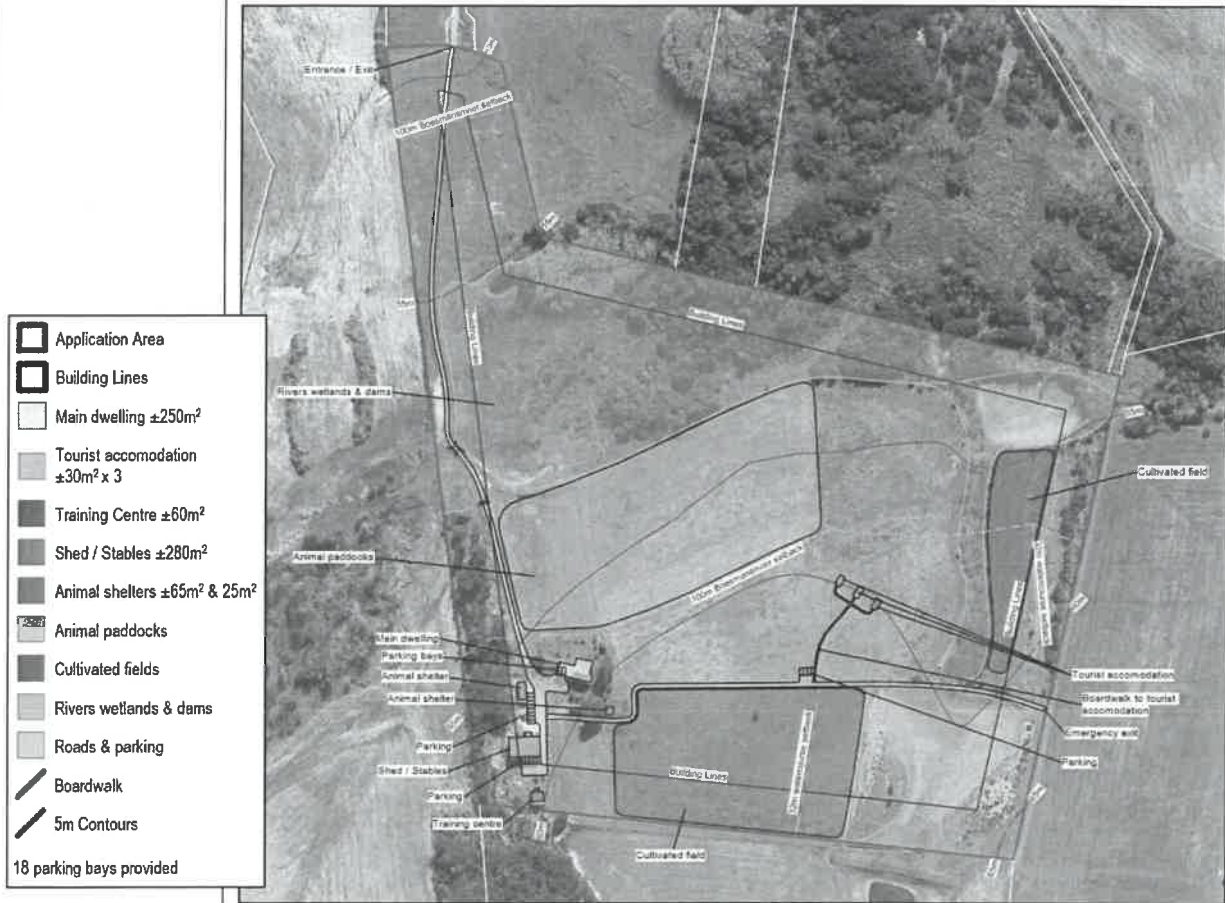


Figure 12: Proposed Site Development Plan

i. **Place of Instruction**

The proposal is for a place of instruction which will equip the trainees with the necessary skills for becoming environmental and eco-tourism entrepreneurs. Refer to Figure 13 below for a photo of the existing shed to be converted into the proposed training facility.



Figure 13: Proposed Training Facility



The new infrastructure would include renovating a temporary shed consisting of containers at the back of the farm. According to the owner, these plans have been previously approved. The containers are not able to be moved so will remain in the present location. The shed is in bad shape and will need to be completely renovated but the footprint will remain the same except for a small covered outside area/ pergola around 15sqm to be added on the northern side. The roof has already been refurbished and repaired. The training facility will represent a small footprint with floor space dimensions around 60 to 80sqm and will consist of a kitchenette or food station, two small training rooms and a central training area. Currently the solar system supplies electricity and off-grid water is also available.

The proposed training facility therefore will be located on previously disturbed land within an existing temporary footprint, except for the planned small expansion for the covered area/ pergola on the northern side of the shed. In view hereof, the critical biodiversity area within which the existing shed/ proposed training facility is located, will not be affected as the existing indigenous vegetation will be preserved.

The existing shed, to be renovated for the proposed training facility, exceeds the southern building line by 26m up to 4m from the southern boundary, for which a building line departure and the determination of an administrative penalty is applied in this application.

The temporary nature of the building proposed for training consisting of containers, also minimizes the impact on the environment as no permanent foundations are constructed.

The Ecotourism and Environmental Entrepreneurship would be operated by a registered NPO/NPC namely FiveTrails NPC. This organisation is fully dedicated to growing capacity in young people to run their own Ecotourism and Environmental Entrepreneurship initiatives. The offering will consist of a strong online learning platform that enables learners to grow their capacity (skill, mindset, knowledge, interconnectedness and resources) to ideate, grow and sustain environmental entrepreneurship projects. The offering will also have a practical component which brings them to a training institution to achieve the following:

- Solar systems and small solar builds
- Waste management techniques, recycling, and waste economics
- Water purification and setting up of efficient and smart community systems to support drinking and irrigation requirements
- Tourism Training as a guide to experiences, as a historian, as a cultural custodian, as a guesthouse operator, as a restaurant, as a support service
- Ethical farming focussing on growing food and managing livestock

Training sessions will typically last four days and will have a maximum of 12 participants at a time. The aim is to host two training sessions per month with a maximum number of annual trainees at 250 beneficiaries.

Some courses will be linked to accredited programmes and there will also be a specific focus on recruiting in the area and in the municipality.

FiveTrails is already raising funds for these activities and the following high-level model for the next 12 months of development has been created, as illustrated in Figure 12 below.



Figure 14: Training Development Model



ii. **Tourist accommodation**

The proposed tourist accommodation will consist of 3 movable accommodation pods supporting a maximum of 12 students or guests at a time. Refer to Figure 14 below for examples of an accommodation pod as proposed.

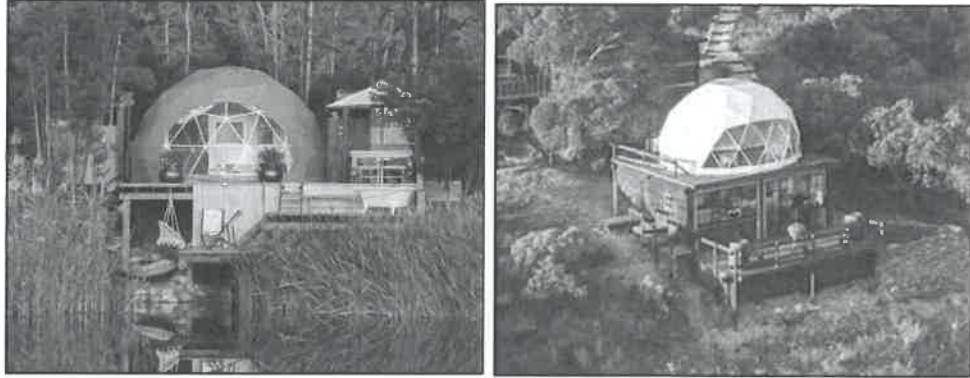


Figure 15: Examples of Accommodation Pod

Please note that these images are only to illustrate the general concept of the proposed pods, that they are not a precise representation of the proposal and that the proposed actual built pods may contain several differences to the images.

Pods are proposed to range between 24 and 30 sqm per pod with each pod sleeping 4 guests.

The tourists would be self-catering in the pods where small camping type kitchens would be provided.

The students attending training would be supplied with all their food but for the most part this would come from the veggie garden and sources from local producers. The food would be prepared in the training kitchenette or on open fires outside and would also be part of the training experience where students would be expected to cook together and clean up and would therefore represent an important social element of the short training sessions.

The proposed geodesic domes are efficient both in terms of cost, space, thermal and wind resistance.

The pods will be movable and therefore minimize impact on the environment as no permanent foundations are constructed.

The pods are proposed to be located outside the 100m setback area of the Boesmansriver to the north of the application area and also outside the 32m setback area of the existing water bodies, wetlands and ecological support areas on the application area.

Guests would consist of trainees attending the courses offered by the proposed training facility and other visitors to the farm wanting to experience the rural lifestyle and interested in eco-and agri-tourism.

iii. **Legalization of Existing Shed to be renovated for Place of Instruction and of Existing Shed/Stables**

The existing shed/stables on the western side of the application area which was built by the previous owner, exceeds the western common building line by 8m up to 22m from the western erf boundary. In order to legalize this building, the following two applications are included in this application namely a building line departure as well as the determination of an administrative penalty.

The existing shed, to be renovated for the proposed training facility, exceeds the southern building line by 26m up to 4m from the southern boundary, for which a building line departure and the determination of an administrative penalty is applied in this application.



The following information with regards to the administrative penalty is provided as required according to Chapter X, Section 90(3):

(a) The nature, duration, gravity and extent of the contravention;

The nature, duration, gravity and extent of the contravention has been described in detail in this motivation report and includes the following contraventions;

- The existing 60m² shed to be converted into a training facility on the southern side of the application area which exceeds the southern 30m common building line by 26m up to 4m from the southern erf boundary.
- The existing shed/stables on the western side of the application area which exceeds the western 30m common building line by 8m up to 22m from the western erf boundary.

(b) The conduct of the person (allegedly) involved in the contravention;

The contraventions exist as a result of the previous owner who erected these buildings. The understanding of the current owner was that all the buildings on the application area at the time of purchasing the property, were approved.

It is evident from this application that the applicant/owner is co-operative and willing to rectify the existing contravention and to follow the correct statutory procedure to apply to legally accommodate the existing shed to be converted into a training facility, as well as the existing shed/stables.

(c) Report by a quantity surveyor in matters of unauthorised building/construction;

Due to the nature and small scale of the contravention, a report by a quantity surveyor is non-applicable.

(d) Whether the unlawful conduct was stopped

Due to the nature of the contravention being building line transgressions not causing a material impact on the environment, the most practical, non-destructive and cost-efficient way to stop the unlawful conduct is by legalising the contraventions, for which the applicant/owner is in the process of applying through this application.

(e) Whether the person allegedly involved in the contravention has previously contravened this By-Law or a previous planning law

No, according to our knowledge, the applicant/owner has not previously contravened this By-Law or a previous planning law.

iv. Engineering Services & Infrastructure

Achieving the stated vision requires some initial infrastructure change which involves lowering the carbon footprint of the application area in the following way:

Electricity

A solar system is already set up on the farm, but not connected to Eskom although there is a connection on the farm. This would provide all the electricity needed for the proposed development. The owner is hoping that the accommodation pods may be stand alone for education purposes - the system is a 15KVA solution.

Water

The water is also supplied from the farm and is an existing small scale seep system. This is purified through a two-stage system for general use and through a reverse osmosis system for all drinking water. This would be extended to the pods if the consent use application succeeds and the training venue is already connected. An application is currently in process for a 2 Ha water use license from the appropriate government departments.



Sewerage

The sewerage system is existing for the shed to be converted into a training facility and the Overstrand Municipality will come to remove it when full. At the moment it is not being used. The pod compost toilets will be processed as part of the farm's bio digester setup which will be part of the training experience.

Solid Waste

Solid waste is dropped off at the GansBaai facility. Solid waste would be recycled and would also be small scale.

Roads

The condition of the access road is good but requires regular maintenance during the rainy season, however is very stable in the dry season. This road is usable by small sedans. Upgrading is not planned but maintenance will be done regularly if the consent use application is approved. The width of the road is sufficient for trucks and is the same width as the access road to the property from town. The narrowest part of the road is 3m wide.

It is evident that engineering services will be off-grid and will not lead to any extensions of municipal reticulation networks.

Existing infrastructure in terms of vehicle and pedestrian access and parking are considered mostly sufficient for the proposal. Additionally, a boardwalk for pedestrian access to the accommodation pods, is proposed.

v. Access and Parking

The subject farm is accessible via two existing dirt road accesses to the north and to the east of the farm respectively. Both accesses are from the Baardskeedersbos Main Road which links up with the R43 regional road to the southeast and in turn links up with the R137 regional road further to the southeast.

Access to the proposed training and tourist accommodation facilities will optimize existing infrastructure for vehicle access and will also consist of footpaths to minimize impact on the environment.

The following access to the training facility and tourist accommodation is proposed:

The entrance on the northern side of the farm will provide main vehicle access to the visitors. The entrance on the eastern side of the farm is proposed as an emergency exit only.

From the northern main entrance, the existing internal dirt road provides vehicle access to the visitors. Two parking bays are provided for the main dwelling. For the visitors, eight parking bays are proposed on the eastern side of the animal shelter and 5 parking bays on the southern side of the shed/stables with three parking bays along the eastern emergency exit road, close to the accommodation pods.

Footpaths including existing disturbed areas, the existing internal eastern road and the proposed boardwalk from the proposed parking areas will provide access to the training facility and to the accommodation pods, respectively as illustrated in the SDP in Figure 11 and will minimize the impact of infrastructure on the environment, also enhancing the rural experience of the farm.

Eighteen parking bays are considered sufficient as the guest accommodation owner/manager & teacher will reside in the dwelling house and the training facility students will also utilize the tourist accommodation.

vi. Environmental Component

The application area consists of existing water bodies, wetlands, critical biodiversity areas and ecological support areas as illustrated in the environmental plan in Figure 16 below as well as in Annexure J.



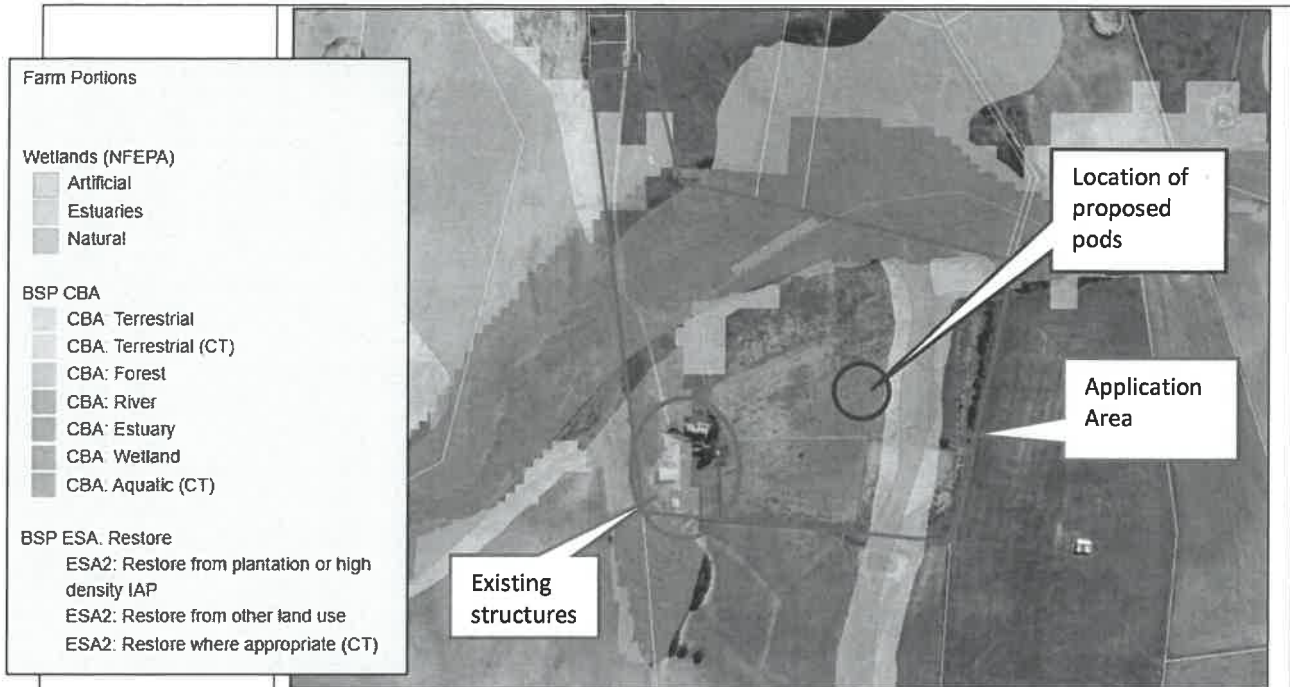


Figure 16: Cape Farm Mapper extract - wetlands, critical biodiversity areas and ecological support areas

From the environmental plan, it is evident that there are existing sheds and an animal shelter in Critical Biodiversity Areas. However, the proposed uses will not impact on the environmental attributes in any way as the proposed training facility will mostly be located on an existing footprint and previously disturbed land. The critical biodiversity area within which the proposed training facility will be located will thus not be affected as no existing natural vegetation will be removed.

The accommodation pods are proposed outside the 100m setback area of the Boesmansriver to the north as well as outside the 32m setback area from the three existing water bodies, consisting of two dams and the Boesmans River tributary, on the eastern side of the farm. Therefore, the proposed pods will be located outside the wetlands and ecological support areas.

In summary, the wetlands, the ecological support areas and the critical biodiversity areas will not be affected by the proposed locations of the small-scale training facility and tourist accommodation pods.

d. Desirability

The desirability of the proposal will be discussed by explaining how the proposal is endorsed by the relevant spatial planning policies namely, the Overstrand MSDF, 2020, the Overstrand Final 2021–22 IDP Review, the Western Cape Land-Use Planning Guidelines Rural Areas, 2019 and the Baardskeerdersbos Precinct Plan, 2015 as well as by discussing the foreseen impacts of the proposal.

i. Policy Endorsement Checklist

Policy Criteria/Guidelines	Criteria met?	Explanation of how criteria are met
The role of the Western Cape Department of Agriculture is focused on facilitating the development of farm workers through <u>training and development initiatives</u> .	✓	The proposal supports this focus and takes it a step further, by inter alia proposing a place of instruction to train learners in environmental and eco-tourism entrepreneurship.



	Successful land reform, <u>job creation</u> and rising agricultural production will contribute to the development of an inclusive rural economy.	✓	The proposal is foreseen to contribute to job creation and the development of an inclusive rural economy by equipping learners from the area and surrounds to create their own environmental businesses. Furthermore, the local businesses in town and the surrounds are foreseen to benefit by the attraction of students and other visitors to the proposed facilities.
	Diversify rural economy and accommodating a greater <u>diversity of compatible land use activities</u> on farms and in the rural landscape in general.	✓	The proposal aims to diversify the farm economy by providing compatible land-use activities related to the agricultural production on the farm and the rural character of the area.
	Channelling <u>public investment in rural development initiatives</u> (i.e. land reform, agrarian transformation, environmental rehabilitation, enterprise development, etc.) to areas where it can offer real and sustained improvements to beneficiaries, and the rural community.	✓	The proposal represents a rural development initiative in an area where it can offer real and sustained improvements to beneficiaries and the rural community. The aim is to train 12 learners per month adding up to 250 learners per year. The training facility represents a small-scale development which incrementally trains and benefits the learners from the Overstrand area and elsewhere, adding up to a substantial number of beneficiaries per year who in turn can contribute to their own communities.
	Appropriately scaled tourism development based on the agricultural and heritage value of the region	✓	The proposal is small scale and based on the agricultural and heritage value of the region.
	Buildings should include appropriate buffers, landscaping and screening to reduce their visual impact on the rural landscape. Their buildings should complement the farm's vernacular.	✓	The proposed buildings will consist of mobile wooden accommodation pods and temporary containers to be renovated and upgraded, which will complement the farm's vernacular. The proposed buildings are not situated directly on the internal roads and will be screened by indigenous vegetation.
	Tourist accommodation in the rural landscape should be clustered in visually discreet nodes.	✓	The three proposed small-scale accommodation pods will be clustered together in a visually discreet node.
	Sufficient Accessibility	✓	The main access is to the north of the farm from the Baardskeedersbos main road which joins up with the R43 in close proximity to the southeast, thus ensuring good accessibility to the surrounding towns and from further afield.



			Sufficient access to the proposed facilities are provided by the existing internal dirt road from the main northern farm entrance to the proposed parking areas and from the parking areas via footpaths.
Limited development considered consistent with the draft HPOZ and EMOZ regulations wetlands, floodplains and important vegetation remnants should be kept in a natural state. 100m away from rivers & 32m set-back from waterbodies	✓		The proposal represents limited development consistent with the draft HPOZ and EMOZ regulations by careful positioning of mobile and temporary buildings on an existing disturbed area and footprint within the critical biodiversity area and outside set-back areas thus preserving the environmental attributes in a natural state.
Land uses ancillary to or associated with agriculture should be located within or peripheral to the farmstead precinct (preferably in re-used or replaced farm buildings and disturbed areas), not on good or moderate soils, and linked to existing farm access roads and the services network, in visually unobtrusive locations, and be self-sufficient in terms of servicing (i.e. no extension of infrastructure networks to remote locations) the services should not have a negative impact on the environment.	✓		The training facility will consist of a renovated temporary building on an existing footprint in a disturbed area. The proposal will make use of off-grid engineering services. Access consists of existing dirt roads and proposed parking on disturbed land as well as along proposed footpaths including existing disturbed areas, existing eastern dirt road and proposed boardwalk.
Ensuring economic viability	✓		Economic viability of the farm is increased by investing in various smaller scale agricultural activities including both domestic fruit and vegetables as well as a small micro-greens commercial operation and some domestic livestock. The economic viability is foreseen to be further increased by the introduction of non-agricultural but related land uses including small-scale tourist accommodation and a training facility.
Not impose real costs or risks to the municipality	✓		The proposal is foreseen to benefit the municipality by equipping learners from the area to create their own jobs in eco-tourism and environmental entrepreneurship, thus reducing unemployment as well as by lowering the carbon footprint, diversifying



			the agricultural production and the rural economy as well as by operating off-grid. Furthermore, the municipality is also foreseen to benefit from the local economic stimulation of the area as a result of the proposal.
	Promote enterprise opportunities within the food system and promote sustainable farming practices. Development proposals should be more food sensitive and support interventions related to Food Assistance, Food Safety, Resource Management and an Inclusive Food Economy	✓	The training will include inter alia courses regarding sustainable agricultural practices and food production, attracting especially young people to the farm to build their capacity to run entrepreneurial initiatives that deliver value to the environment and to isolated communities.
	A site development plan must be submitted to the municipality for consideration. The exact proposed footprint must be shown on the site development plan, it should illustrate the placement of the activity in relation to existing buildings on the farm, and provide details on infrastructure provision, engineering services, access and parking arrangements and the position and nature of all proposed signage and landscaping.	✓	Refer to Figure 11 for the Site Development Plan.
	To provide for institutions serving agricultural production (e.g. agricultural schools and research facilities).	✓	The proposal will provide a training facility serving inter alia sustainable and eco-friendly agricultural production.
	Development applications should contain detailed information and maps indicating the habitat type(s) on the site and location of CBAs, ESAs and any other special or rare biodiversity features	✓	Refer to Figure 14 for the Environmental Plan.
	It is therefore necessary for the applicant to, when submitting a land use application, motivate for the development and why the	✓	The proposed training facility and tourist accommodation are directly related to the agricultural practices and support the rural character of the application area and could



	<p>land use cannot be accommodated in the urban area and to provide information on the long-term effect that the development may have on:</p> <ul style="list-style-type: none"> • the municipality (resources and financial), • agricultural activities, production and sustainability, risk and finances, • biodiversity and ecological infrastructure and • the scenic, heritage and cultural landscape. 		<p>therefore not be practically and efficiently located within the urban area.</p> <p>Furthermore, refer to b. “Development Proposal Impacts” for a discussion of the various foreseen positive impacts on the environment as a result of the proposal.</p>
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ii. **Development Proposal Impacts**

a) **Municipal and Community Benefits**

The proposal is foreseen to benefit the municipality by increasing the economic viability of the farm through diversification, by lowering the carbon footprint as well as by equipping trainees to create their own jobs in eco-tourism and environmental entrepreneurship, thus reducing unemployment in the area.

By equipping the trainees to create their own employment the surrounding and other communities are foreseen to benefit through the availability of eco-friendly services, awareness creation and further job creation.

The proposal would furthermore set an example for environmentally harmonious living, protecting and preserving important eco-systems and the adoption of self-sustaining and economically viable agricultural practices, potentially triggering other similar initiatives in the area and elsewhere.

Furthermore, the local businesses in town and the surrounds could benefit by the attraction of visitors to the proposed facilities, by potentially providing additional customers and stimulating the local economy.

Therefore, the proposal is foreseen to result in significant benefits for the municipality and for the surrounding communities.

b) **Agricultural Impact**

The farm has a history of failed agriculture due to poor soil (clay), small scale arable ground (Less than five hectares) and very harsh weather conditions with heavy rain in winter and very hot and windy summers. Small scale agriculture or livestock are the only real options if it was to be farmed and neither would be commercially viable.

The property however lends itself nicely to a blended economic approach that would focus on a mix of small-scale farming, ecotourism, environmental entrepreneurship training and accommodation to make it economically viable.



Therefore, the proposal is considered to impact positively on the agricultural activities of the application area and is foreseen to enable the surrounding and other communities to implement eco-friendly agricultural practices as well.

c) Biodiversity Impact

As all proposed buildings are located outside wetlands and ecological support areas and on already disturbed footprints within the critical biodiversity areas, no material impact is foreseen on the natural environment.

The proposed training facility will be accommodated mostly within the existing footprint of the temporary shed.

The accommodation pods will be designed with the following environmentally friendly criteria in mind:

- Small footprint
- Environmentally friendly materials
- Mobile platform
- Off grid
- Comfortable, simple

Therefore, no material impact on the natural environment is foreseen.

d) Heritage Impact

No heritage buildings will be impacted by the proposal as the proposed training facility will consist of renovating and upgrading the existing temporary shed and the new mobile accommodation pods are to be designed in an environmentally friendly way, blending in with the agricultural and rural character as well as local vernacular of the area.

e) Socio-economic Impact

The proposal is foreseen to contribute to the economic viability and sustainability of the farm itself by creating additional income opportunities.

The surrounding area may also benefit economically as visitors attracted by the training and tourist accommodation facilities are likely to visit the town and surrounding areas as well, thus potentially creating additional income for the surrounding businesses.

Furthermore, the socio-economic benefits are foreseen to expand outward to the local and other communities when the trained beneficiaries return to their own communities to create environmental and eco-tourism enterprises, potentially triggering further job creation as well as raising awareness of the benefits of economically viable and sustainable eco-friendly agricultural practices.

f) Engineering Services & Infrastructure

Achieving the stated vision requires some initial infrastructure change which involves lowering the carbon footprint of the application area.

The proposal involves a low environmental impact, low carbon footprint off-grid ecotourism enterprise both for visiting students and other guests, and therefore no material impact from engineering services on the environment, is foreseen.

Existing infrastructure in terms of vehicle and pedestrian access and parking are considered mostly sufficient for the proposal. Additionally, a boardwalk for pedestrian access to the accommodation pods, is proposed.



g) Access & Transport Considerations

The proposal is foreseen to have an insignificant impact on traffic due to the small-scale of the proposed facilities which will provide training and accommodation for a maximum of 12 visitors at a time.

Sufficient access to the application area is provided from the Baardskeerdersbos main road which links up with the R43 regional road further to the south-east of the application area.

Access to proposed training and tourist accommodation facilities will optimize existing infrastructure for vehicle access and will also consist of footpaths (existing and proposed) to further minimize impact on the environment.

Eighteen parking bays on previously disturbed land are considered sufficient as the guest accommodation owner/manager & teacher will reside in the dwelling house and the training facility students will also utilize the tourist accommodation.

iii. Safety, Health & Well-being

The vision of the family is to create a holistic lifestyle which supports healthy living, rejuvenation of the land, growing income earning opportunities and provides balance for the people that live on the farm, the animals, plants and birds.

Furthermore, the vision of this farm is to enable young people from the area to grow their skills in Environmental Entrepreneurship so that they can open income earning opportunities for themselves that positively impact the planet, the local environment and local communities.

The adherence to the relevant municipal regulations for all land-use applications, building structures, infrastructure and engineering services is foreseen to maximize the safety of the proposal.

Regarding the security on the application area, the owner is a member of the local "Plaaswag", the farm is fenced and the gates are locked at night with security night lights and cameras around the house.

The proposal is foreseen to impact positively on the safety, health and well-being of residents and visitors on the farm.

iv. Land-Use and Character Compatibility

The proposal is compatible with the rural and agricultural character of the application area and of the surrounding areas for the following reasons:

- Related to, supportive of and supported by the agricultural practices on the farm
- Foreseen to provide additional sources of income increasing economic viability and sustainability of the farm
- Limited development consisting of buildings with a small and temporary footprint and mobile platform
- No material impact on critical biodiversity areas or wetlands and ecological support areas foreseen
- Foreseen to benefit the local and other communities in terms of training, environmental awareness creation and improved socio-economic conditions

The proposal is considered compatible with the land-uses and character of the application area and of the surrounding area.



e. Planning Principles

In terms of Chapter VI of the Spatial Planning and Land Use Management Act, 2013 the following Planning Principles have been applied to the application site:

- 1) **Spatial Justice** which refers to the need for redressing the past apartheid spatial development imbalances and aims for equity in the provision of access opportunities, facilities, services and land.

Possible results of the development

Anyone will be able to gain access to the agricultural and rural tourism experience on the farm and will have the opportunity to train and become environmental or eco-tourism entrepreneurs.

The application proposal is **consistent with spatial justice**.

- 2) **Spatial Sustainability** which refers to the fact that a spatially sustainable settlement will be one which has an equitable land market, while ensuring the protection of valuable agricultural land, environmentally sensitive and biodiversity rich areas, as well as scenic and cultural landscapes and ultimately limits urban sprawl.

Possible results of the development

The proposal will potentially increase the economic viability and the sustainability of the existing farm due to the additional income generating opportunities and the eco-friendly nature and purpose of the proposed facilities. Through training and awareness creation economically viable and sustainable businesses may also be created in the surrounding and in other communities.

The application proposal can thus be deemed to be **spatially sustainable**.

- 3) **Efficiency** which refers to the manner in which settlements themselves are designed to function in such a way that there will be a minimum need to travel long distances to access services, facilities and opportunities.

Possible results of the development

The proposal is considered efficient as it will contribute to diversifying the farm economy while providing valuable training and promoting sustainable, eco-friendly agricultural practices foreseen to benefit the local and other communities as well.

The proposal is considered efficient for the following reasons:

- Located outside setback areas and on previously disturbed footprints within the critical biodiversity area
- Off-grid and cost-efficient engineering services
- Optimizes and utilizes existing infrastructure for access and parking
- Utilizes footpaths to further minimize environmental impact
- Renovation and upgrade of existing unused temporary shed
- Mobile accommodation pods without permanent foundations minimizing environmental impact

The application proposal is **consistent with the efficiency principle**.

- 4) **Spatial Resilience** which, in the context of land use planning, refers to spatial plans, policies and land use management systems which should enable communities to be able to resist, absorb and accommodate any economic and environmental shocks which might occur in a timely and efficient manner.

Possible results of the development

The proposal is foreseen to contribute to the economic viability and sustainability of the farm through diversification of the economy and the implementation of eco-friendly agricultural practices.



	<p>Furthermore, the proposal is foreseen to impact positively on the socio-economic status of the trainees by equipping them with the ability to create their own environmental enterprises.</p> <p>The surrounding businesses should also benefit economically through the additional visitors attracted to this area by the proposed facilities.</p> <p>The proposal therefore, should enable the subject farm and surrounding and other communities to resist, absorb and accommodate any economic shocks which may occur in a timely and efficient manner.</p> <p>The proposal is not foreseen to materially impact on the environment due to the location, small scale and low impact of the proposed uses. Rather the proposal will contribute to the environment by utilising off-grid engineering services and by training others to respect the environment while creating an income and becoming self-sustaining in the process.</p> <p>The application proposal is consistent with the principle of spatial resilience.</p> <p>5) Good Administration which, in the context of land use planning refers to the promotion of integrated, consultative planning practices in which all spheres of government and other role players ensure that a joint planning approach is pursued.</p> <p>Possible results of the development</p> <p>Consultive practices are being followed in this application as it is done in consultation with the Planning Department of the Municipality who will also advertise the application in such a manner as to enable the Government and the general public to participate in the eventual decision-making process.</p> <p>The application proposal is consistent with the principle of good administration.</p>
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5. Conclusion

The application as motivated in this report is regarded **desirable** within its local context and well-integrated within the existing community land-use activities.

The proposal would provide a training facility and tourist accommodation, contributing to diversification of the farm economy while equipping the trainees with valuable environmental entrepreneurial skills and by creating awareness of eco-friendly and sustainable agricultural practices. In turn the proposal is foreseen to positively impact on the economy and on the environmental awareness of the local and other communities, potentially impacting positively on the mindsets of future generations and on the planet.

It is therefore recommended that the application **be approved** in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning 2020, as follows:

- **Consent use** for place of instruction on Ptn 74 of Farm 213 Baardscheerders Bosch, Bredasdorp in terms of Chapter IV, Section 16(2)(o).
- **Consent use** for tourist accommodation on Ptn 74 of Farm 213 Baardscheerders Bosch, Bredasdorp in terms of Chapter IV, Section 16(2)(o).
- **Departure** to relax the western common building line from 30m to 22m to allow for an existing shed/stables in terms of Chapter IV, Section 16(2)(b).
- **Departure** to relax the southern common building line from 30m to 4m to allow for an existing shed/proposed place of instruction in terms of Chapter IV, Section 16(2)(b).
- **Determination of an administrative penalty** in terms of Chapter IV, Section 16(2)(q).



PROJECT

Portion 74 of Farm 213
Baardskeedersbos

TITLE

Locality Plan
Local Context



Application Area

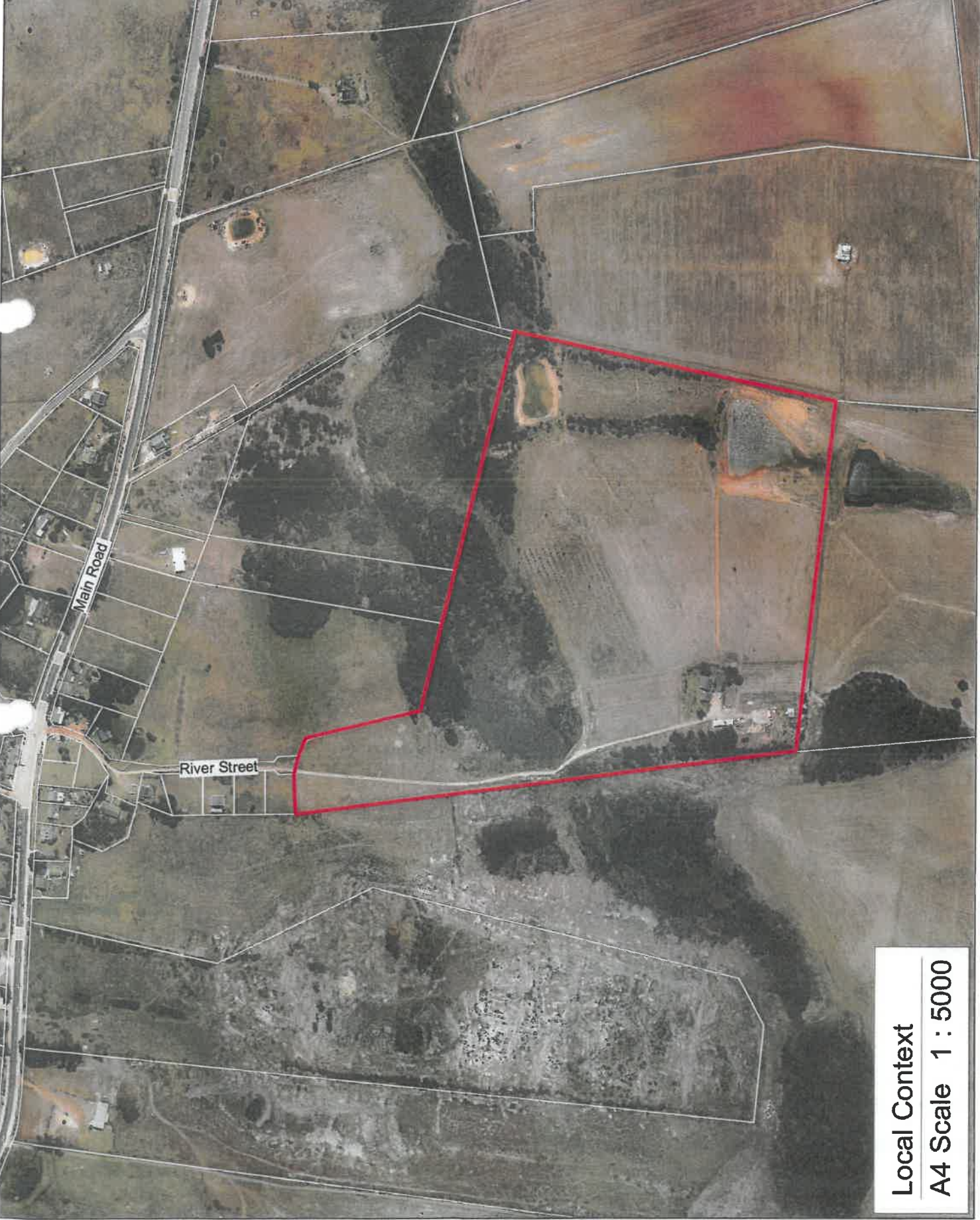


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DESIGNED BY Author	CHECKED BY Author	DATE 2023/05/15
SCALE (A4) As shown		PROJECT NUMBER 001
DRAWING NUMBER 101		

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Local Context
 A4 Scale 1 : 5000

PROJECT

Portion 74 of Farm 213
Baardskeedersbos

TITLE

Land Use Plan

- Application Area
- Urban Edge
- Agriculture
- Agriculture & Residential
- Residential
- Business
- Vacant
- Utility



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ISSUED BY MARK PROSSER	DESIGNED BY GREGOR	DATE 20/08/15	PROJECT NUMBER 1001
DRAWING NUMBER 101			

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Land Use
A4 Scale 1 : 5000

