

PORTION 23 (PORTION OF PORTION 12) OF THE FARM NO. 708, FRANSCHE KRAAL, CALEDON DIVISION, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR CONSENT USE: MESSRS FUTURE PLAN TOWN AND REGIONAL PLANNERS ON BEHALF OF TRAUTMAN FAMILY TRUST

Notice is hereby given in terms of Section 48 read with Section 16(2)(o) of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) that an application has been received for consent use for tourist accommodation (residential rooms) and venue.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, Paterson Street, Hermanus and at the Gansbaai Library, Main Road, Gansbaai. Any written comments must be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law and reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / alida@overstrand.gov.za) on or before **5 November 2021**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the **Town planner, 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 23 (GEDEELTE VAN GEDEELTE 12) VAN DIE PLAAS NR. 708 FRANSCHE KRAAL, AFDELING CALEDON, OVERSTRAND MUNISIPALE AREA: AANSOEK VIR VERGUNNINGSGEBRUIK: MNRE FUTURE TOWN PLAN AND REGIONAL PLANNERS NAMENS TRAUTMAN FAMILY TRUST

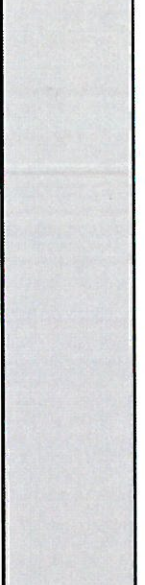
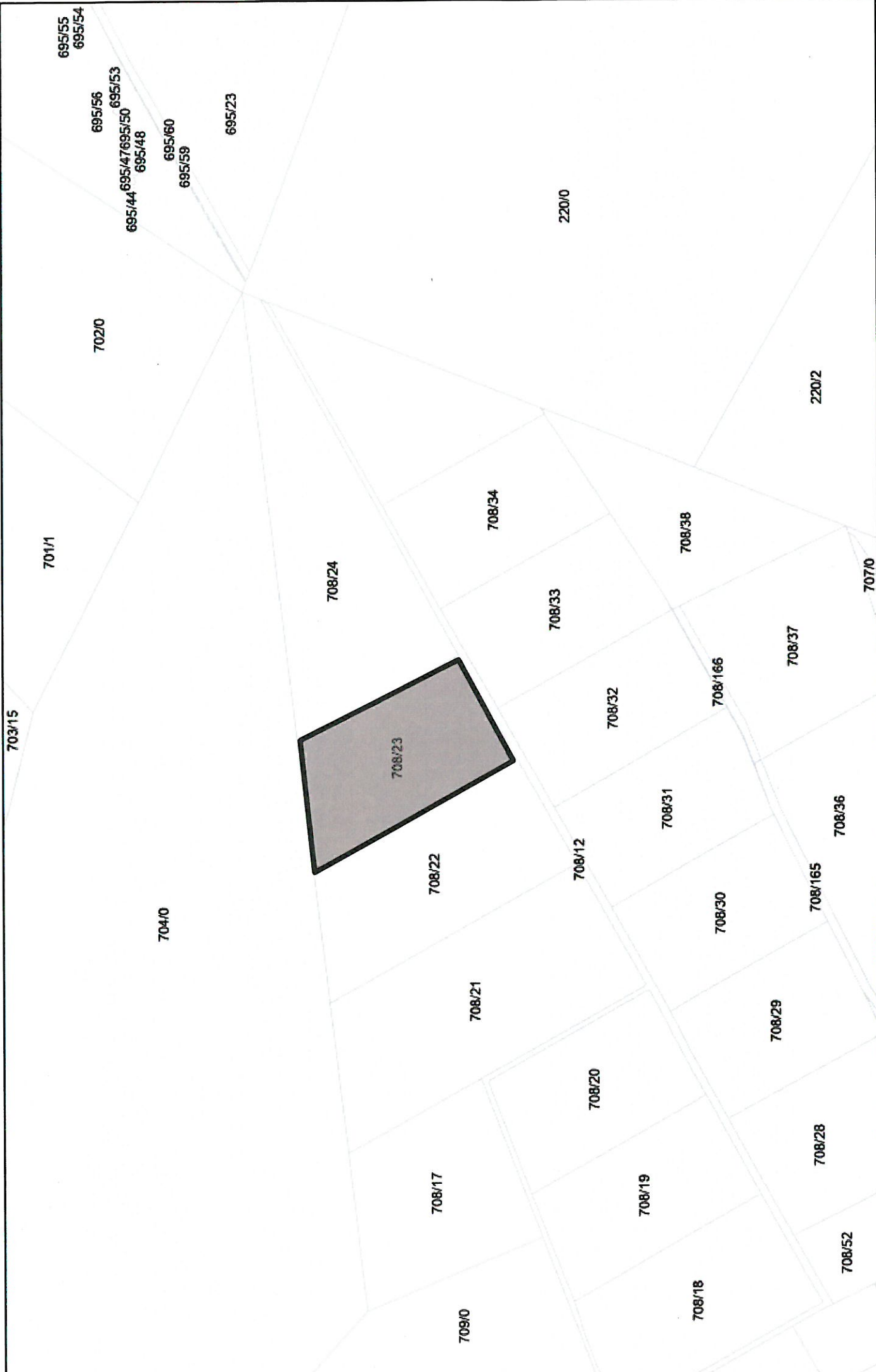
Kennis word hiermee gegee ingevolge Artikel 48 saamgelees met Artikel 16(2)(o) van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek ontvang is vir vergunningsgebruik vir toerisme akkommodasie (woonkamers) en funksie lokaal.

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 die Gansbaai Biblioteek, Hoofweg, Gansbaai. Enige skriftelike kommentaar moet ingevolge die bepalings van Artikels 51 en 52 van die Verordening ingedien word en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / alida@overstrand.gov.za) voor of op **5 November 2021**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Stadsbeplanner, 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.

ISAHLULO 23 (ISAHLULO SESAHLULO 12) SEFAMA ENGUNOMBOLO 708, EFRANSCHE KRAAL, CALEDON DIVISION, KUMMANDLA WOMASIPALA WASE-OVERSTRAND: ISICELO SEMVUME YOSETYENZISO: MESSRS FUTURE PLAN TOWN AND REGIONAL PLANNERS EGAMENI LETRAUTMAN FAMILY TRUST

Isaziso sinikwa ngokwemiqathango yeCandelo 48 elifundwa kunye neCandelo 16(2)(o) loMthetho kaMasipala oLungisiweyo loMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 (uMthetho kaMasipala) sokokuba isicelo sifunyenwe esilungiselelwe ukusetyenziselwa indawo yokuhlala yabakhenkethi (amagumbi okuhlala) kunye nendawo.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: Town Planning, 16 e-Paterson Street, e-Hermanus, kunye neThala lencwadi e-Gansbaai, kwisitalato sase Main Road, e-Gansbaai. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthetho kaMasipala zithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi komhla wama- **5 eNovemba (EyeNkanga) 2021**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungatsalela umnxeba **kuMnu SW van der Merwe** kule nombolo 028-313-8900. UMasipala angala ukuzamkela izimvo ezifike emva komhla wokuvalwa. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loCwangciso lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.



PTN 708/23 FRANSCHIE KRAAL

EXECUTIVE SUMMARY

1. BACKGROUND INFORMATION AND PROPOSED DEVELOPMENT

Future Plan Town and Regional Planners was approached by the property owner, Robert Trautman, to assist with the implementation of a tourist facility (or similar land use activity) on the subject Farm.

After lengthy consultation between Future Plan Town and Regional Planners and Mr Robert Trautman, a decision was made to proceed with the application and for drawings to be compiled.

Considering the above, Future Plan Town and Regional Planners (Future Plan) was appointed to prepare and submit the application documentation, to the relevant authority (Overstrand Municipality).

Application is hereby made for the following:

- Consent use provided for in zoning scheme of the Overstrand Municipality By-Law on Portion 23 (Portion of Portion 12) of the Farm Fransche Kraal Nr 708 in the division of Caledon in terms of Section 16 (2) (o) of the Municipal Land Use Planning to allow for tourist accommodation with a maximum of 14 sleeping opportunities and venue/place of entertainment.

2. CHARACTER OF ENVIRONMENT

Location of Property

The Property, Portion 23 (Portion of Portion 12) of the Farms Fransche Kraal, FRANSKRAAL is located just outside the popular holiday destination Franskraal.



CapefarmMapper, June 2021.



CapefarmMapper, June 2021.

File: Portion 23/708_FRA

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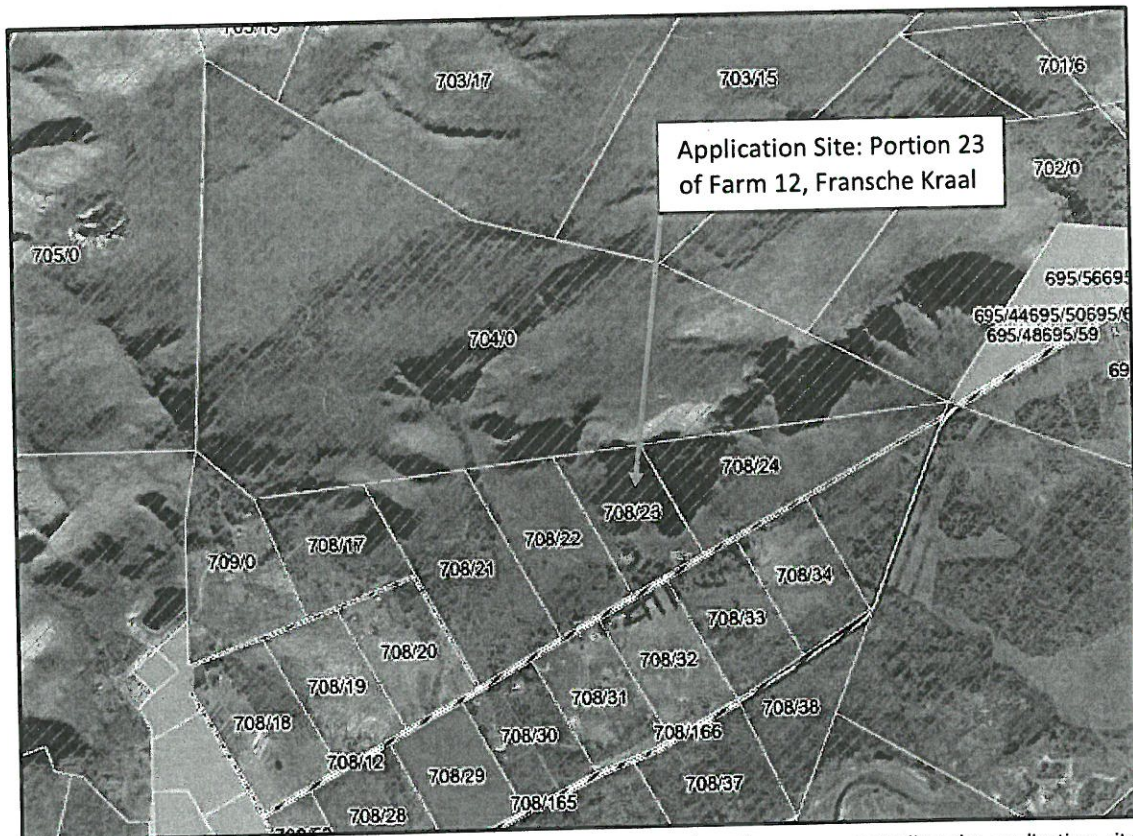
Land Uses in the Area

A mixture of Land Use is within the surrounding area, and they are:

- Agriculture,
- Guest/Tourist accommodation, and
- Residential Zone 1.

The immediate surrounding area is characterised by large agricultural properties, with some offering guest or tourist accommodation to holiday goers, but few that is a sustainable farming opportunity on its own. A large residential area, known as Franskraal, is located to the southeast of the application site. Franskraal is predominately a holiday destination and is evident from the existing caravan and amusement park, named Uilenkraalsmond Holiday Resort.

Franskraal offers a wide variety of guest accommodation facilities with small shops, Penguin and Seabird Sanctuary, public open spaces, and various other amenities.



Overstrand Public Viewer, June 2021: The image above indicates that the area surrounding the application site is predominately Agriculture in nature.

Utilisation of the Property

The subject property is currently utilised for residential purposes by the property owner as well as some hydroponic agricultural activities towards the mountainside of the property. Please note the subject property is not utilised for any other agricultural activities at this stage. This is due to the mountain slope and soil conditions on the property.

Development opportunity of the Land Unit (Farm)

One of the key issues for living on the farm is to create sustainable economic activities for the future. The owner provided the following relevant information that should be taken into consideration of this application:

- The property was overgrown with alien vegetation and Port Jackson Trees, which the owners started to clear.
- It was while clearing the alien vegetation that the closed and abandoned sand mine and stone quarry and associated infrastructure (man-made dam, concrete slab, and ablution facilities) was discovered.
- Heavy equipment to clear the old structures was thought of too much and can rather be used for the future potential of the farm's income, thus, began a process of maintenance and restoration of the old ablution facilities.
- The concrete slab (previously used for the placement of the crusher, storage area for sand and stone, and water tank) could all be used for the intended purposes as described in the motivation for this application.
- The Covid Lockdown period also created the opportunity for the owner to start with the restoration/rehabilitation of the area and structures, however, is not allowed to do anything without approval from the local council.

The Proposed Development

The proposal entails the development of a tourist accommodation with a maximum of fourteen (14) sleeping opportunities, consisting of the following:

- Seven (7) bedrooms: Approximately 13.02m² in extent (per room), containing its own en-suite bathroom.
- Communal Kitchen Area: Approximately 14.21m² in extent.
- Community Entertainment Area: Approximately 14.34m² in extent.
- Communal Lounge Area: Approximately 13.61m² in extent.

Further to the proposal is the venue/place of entertainment. It should be noted that the proposed venue/place of entertainment is a secondary usage of the subject property. The focus should thus be on the tourist accommodation. The proposal is to facilitate small weddings, social gatherings, team building experiences and similar functions. The venue/place of entertainment consists of the following:

- Concrete Slab
Partially enclosed on two sides, approximately 240m² in extent
- Ablution Facility
Approximately 29.7m² in extent consisting of unisex toilets, disabled toilet and a kitchen area consisting of a basin.

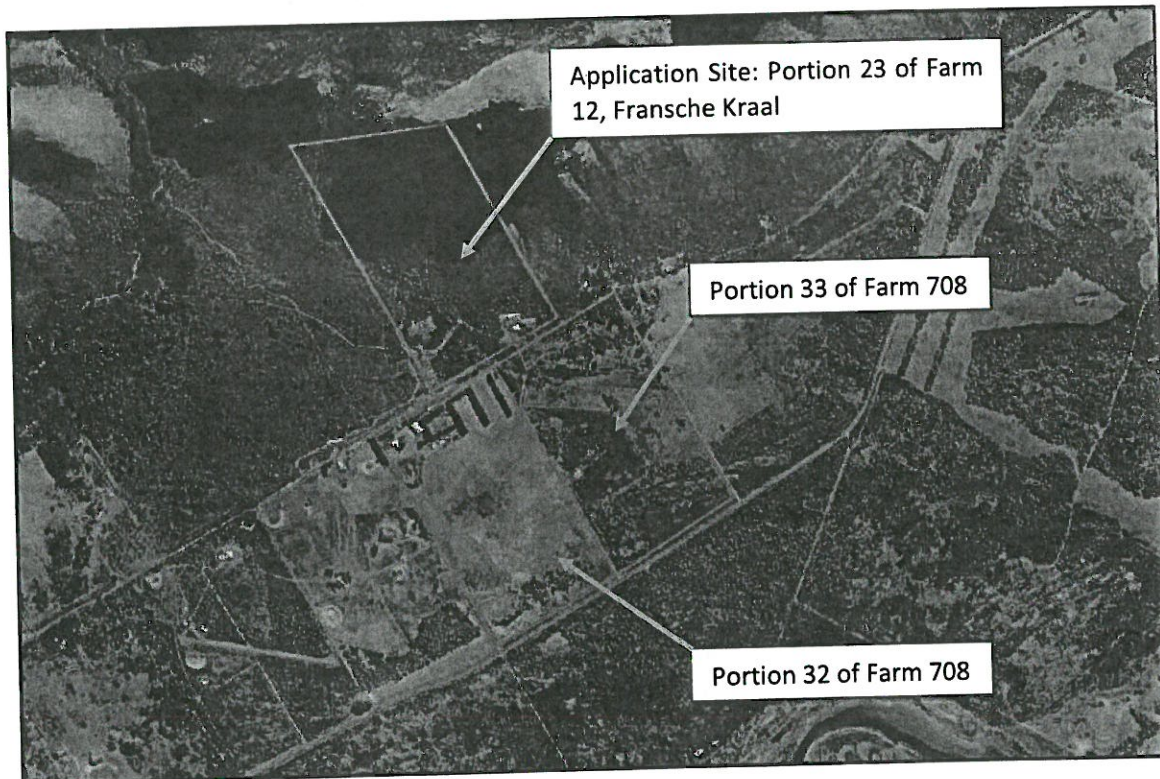
The venue/place of entertainment will only have a tented covered roof which will be erected as and when required and building plans will be submitted for an enclosed structure once the finances of such actions are in place. The footprint will remain the same as is the case now.

3. TITLE DEED AND PROPERTY DETAILS

A copy of the title deed of the property is attached to this report and motivation. A perusal of the title deed revealed that there are no conditions registered that prohibit the approval of the proposed consent use. Below are the details of the title deed of the property.

Property description:	Portion 23 (Portion of Portion 12) of the Farm Fransche Kraal 708, Caledon Division, Western Cape
Ownership:	Die Trustees van die Trautman Familie Trust
Extent:	23,6328 ha
Title Deed Number:	T90712/2000

Please note that Portion 32 of the Farm 708 and Portion 33 of the Farm 708 (below) forms part of a group of properties owned by the "Trustees van die Trautman Familie Trust". Please see an extract from Cape Farm Mapper, below:



CapeFarmMapper, June 2021

4. DESIRABILITY

In terms of *Section 55 (b)* and *Section 55 (c)* of the *Western Cape Land Use Planning Act, 2014*, an application can be refused based on it is undesirable. The measure to assess the desirability of the application is the consistency of the application with spatial development frameworks, applicable structure plans, the planning principles and guidelines issued by the Provincial Minister regarding the desirability of the proposed development.

The proposed development needs to be desirable and consistent with the logical character of the area and surrounding property and must add value for the owner and the community.

The Department of Environmental Affairs and Development Planning (DEADP) published a Guideline on Need and Desirability as part of the EIA Guideline and Information Document Series. Although this application does not include an environmental authorization, the desirability guidelines set out in the document are also applicable in planning and thus appropriated to use in this land-use planning application for consent uses.

To evaluate the proposed land use activities, the layout of the current and proposed activities should be scrutinised within what is proposed. The proposed layout plan is attached hereto, but smaller-scale plans of the development will be incorporated hereunder for reference purposes.

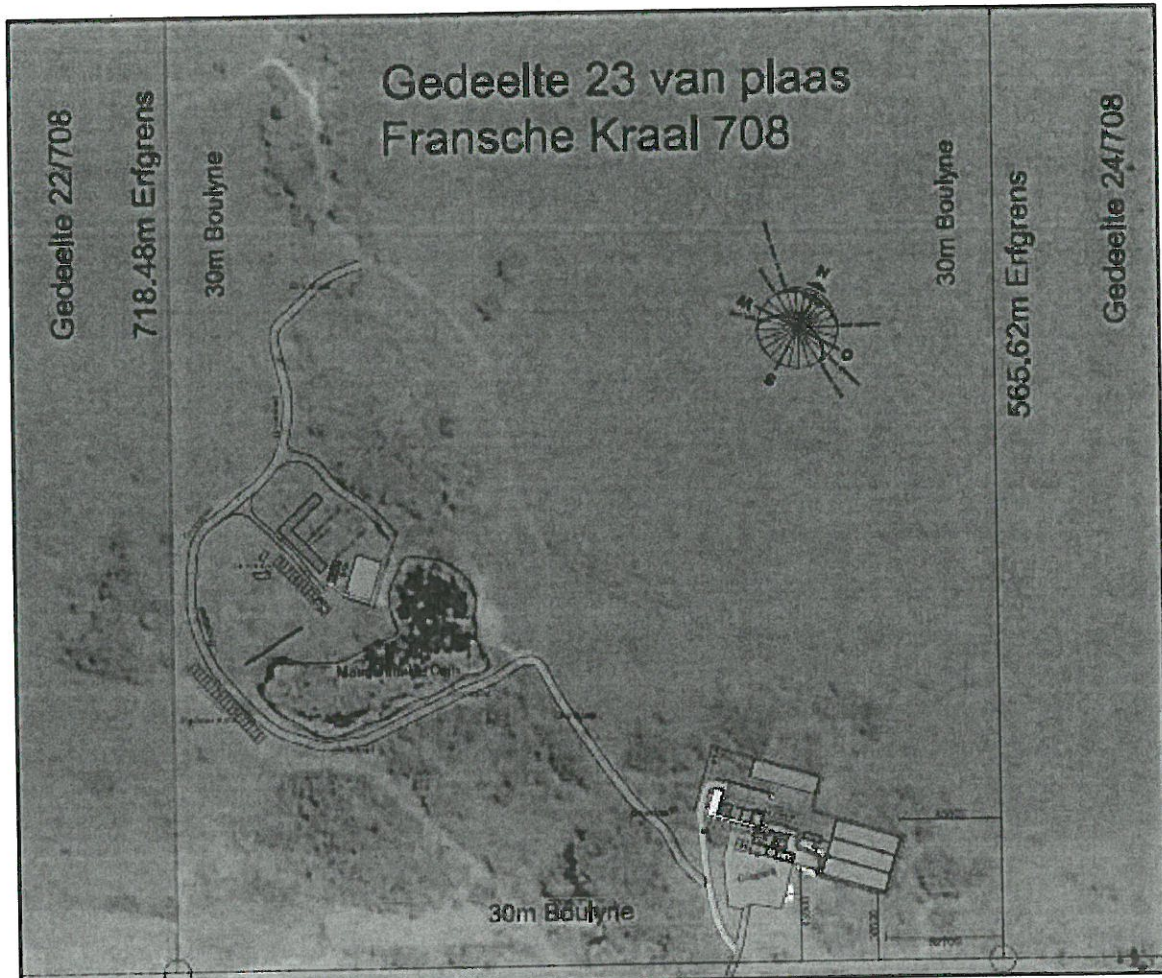


Figure 1: Proposed layout. Existing and proposed.

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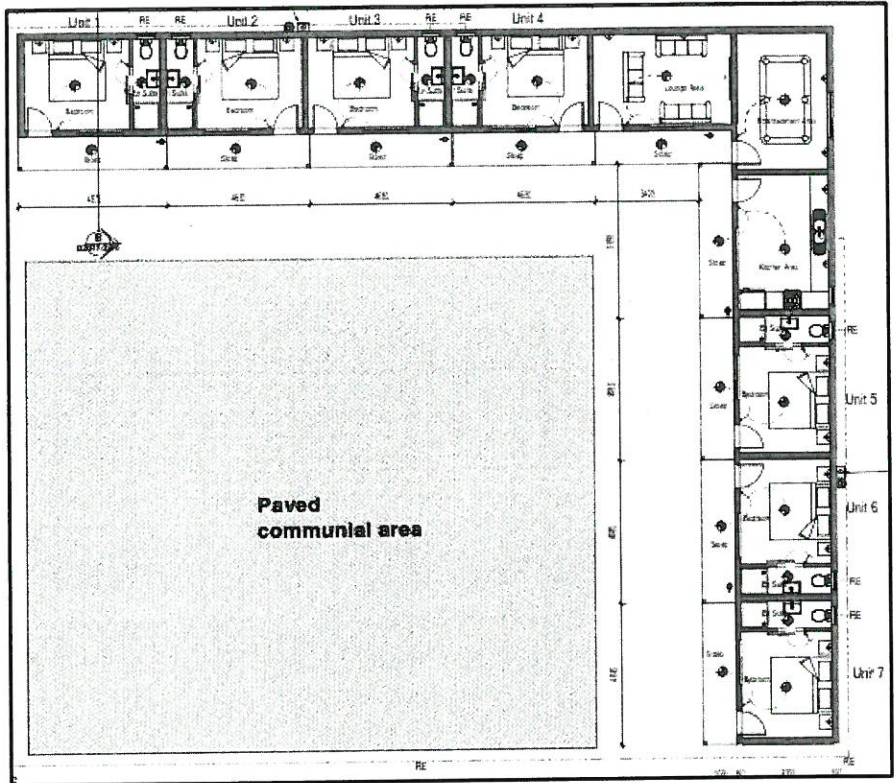


Figure 2: Accommodation Units and Layout

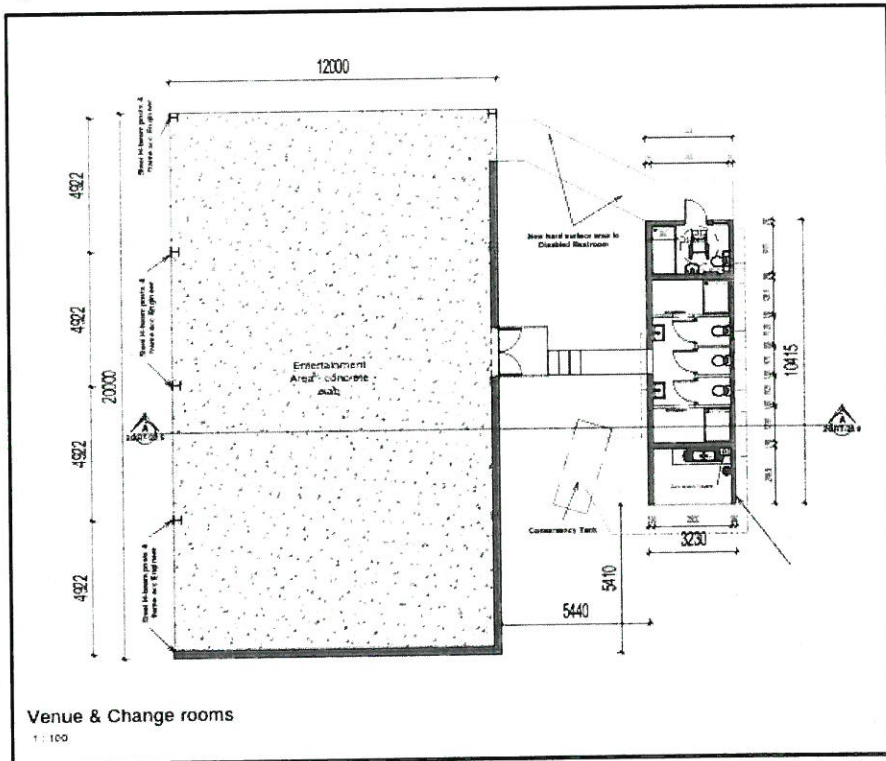


Figure 3: Ablution Facility and Proposed venue/place of entertainment

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In terms of the above, several questions need to be asked concerning the need and desirability of a proposal, which includes the following:

Need and Desirability Measure	Yes or No	Applicability to the subject property
<i>Is the land use considered within the timeframe intended by the existing approved SDF agreed to by the relevant environmental authority?</i>	Yes	The proposed development is within the existing timeframe intended by the existing approved SDF. The spatial planning initiatives section of this report will also motivate how the proposal is well aligned with the core principles of the SDF.
<i>Does the community/area need the activity and the associated land use concerned?</i>	Yes	There is a definite need for the proposed development as it will create more economic activities within the area. This can then contribute to job creation to the benefit of the community and maintain the tourist trade in the area.
<i>Are the necessary services with adequate capacity currently available, or must additional capacity be created to cater for the development?</i>	Yes	There are existing services available for the subject property that have adequate capacity and there is no need for the provision of additional service capacity.
<i>Is this development the best practicable environmental option for this land/site?</i>	Yes	The proposed development will not have any adverse impact on the environment as the property will be utilised sustainably. The proposed development can, therefore, be deemed as the best practicable environmental option for the property.
<i>Would the approval of this application compromise the integrity of the existing approved and credible municipal IDP and SDF as agreed to by the relevant authorities?</i>	No	The proposal is well aligned with the approved municipal SDF and IDP as the spatial planning initiatives section of this report will prove.

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<i>Do location factors favour this land use?</i>	Yes	The property is in a high tourist volume area. As mentioned before, the location of the venue and place of entertainment component will not be used for agricultural activities, due to the soil conditions. A portion of the subject property will be used for tunnel farming, and thus limiting agricultural activities. Thus, making the proposed land use a more favourable option for this property
<i>How will the activity or the land use associated with the activity applied for, impact on sensitive natural and cultural areas?</i>		The proposed application is on land which was previously used for a mining operation. The proposal will have a lesser impact on the surrounding area as opposed to a mining operation.
<i>Will the proposed activity or the land use associated with the activity applied for, result in unacceptable opportunity costs?</i>	No	The proposed development will not result in an unacceptable opportunity cost.
<i>Will the proposed land use result in an unacceptable cumulative impact?</i>	No	The proposed development will not result in an unacceptable cumulative impact on society, the environment, and the economy of the property and surrounding community. Tourism is considered as one of the most critical elements of the South African economy.

The table above indicates that the proposed development is aligned with the core principles of the SDF, no additional services are required, and no additional capacity needs to be created due to this proposed land use, and location factors favour this land use.

The proposal will also not harm the sensitive natural and cultural areas. The proposed development can, therefore, be deemed to be aligned with the principles of desirability as stipulated above.

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Photos of the Site

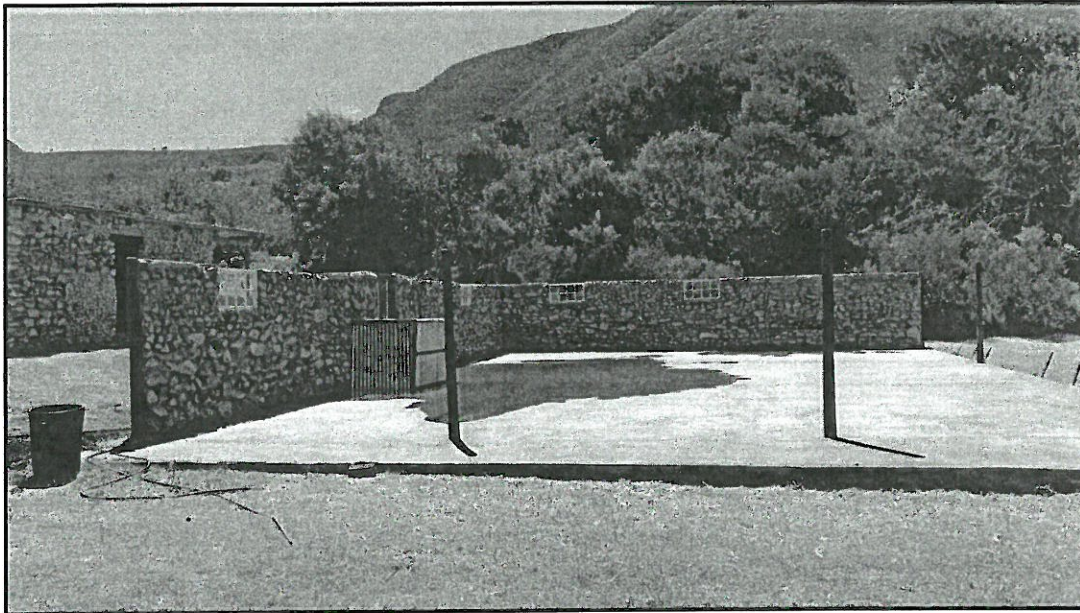


Photo 1: Proposed venue/place of entertainment (existing concrete slab).

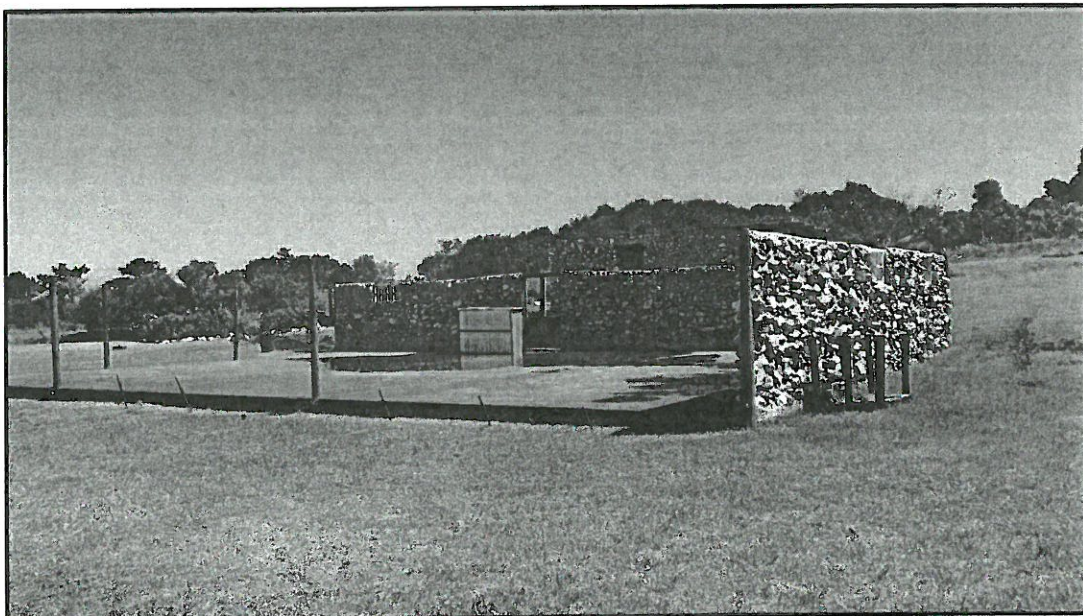


Photo 2: Proposed venue/place of entertainment (existing concrete slab).

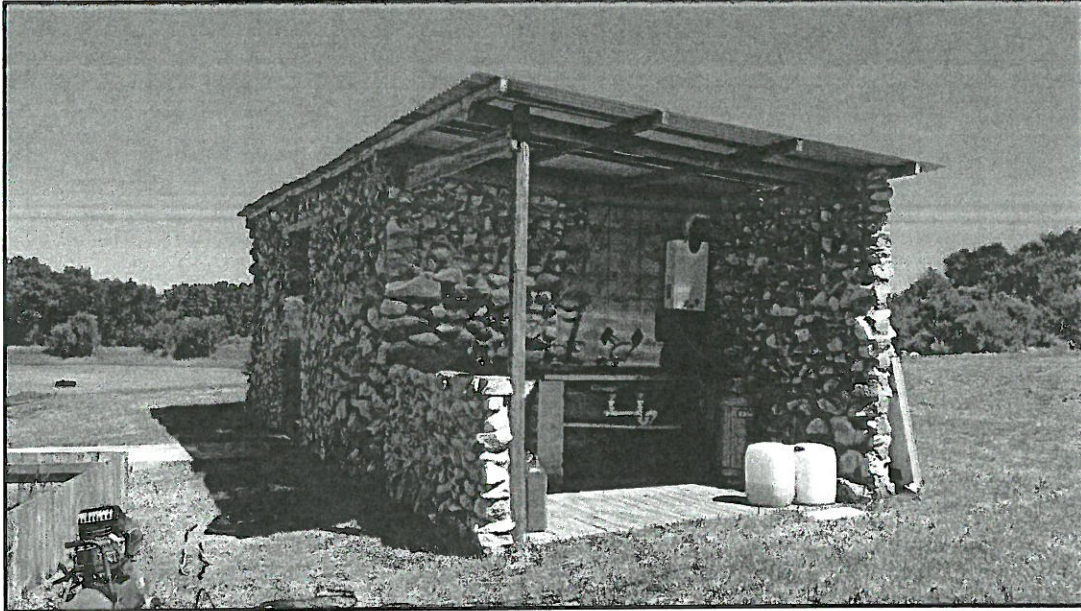


Photo 3: Existing ablution facilities.

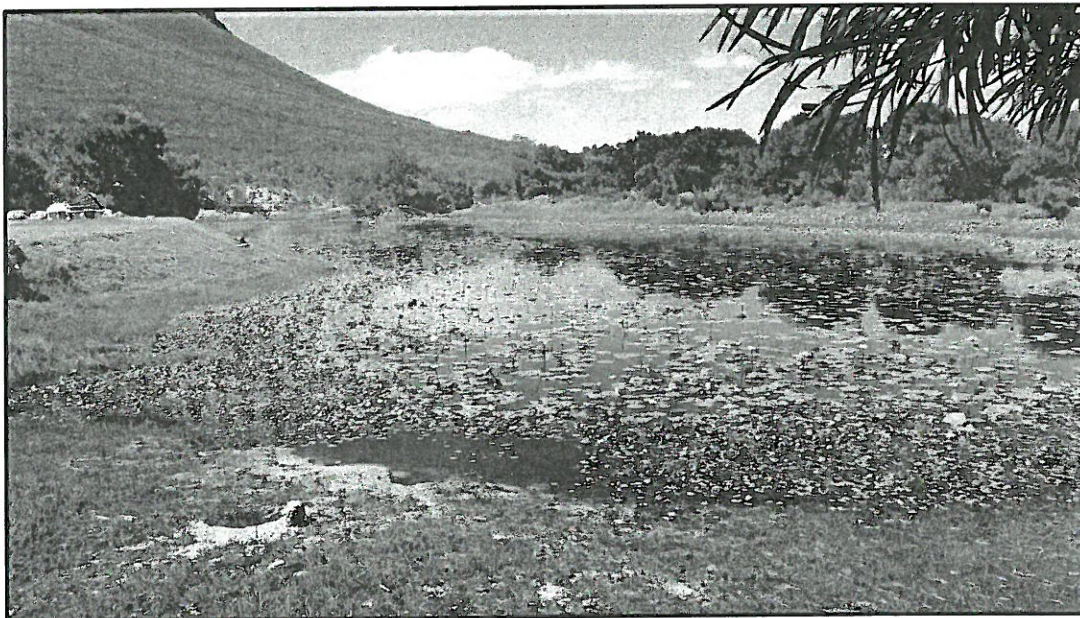


Photo 4: Existing man-made dam.



Photo 5: Existing bridge over water.

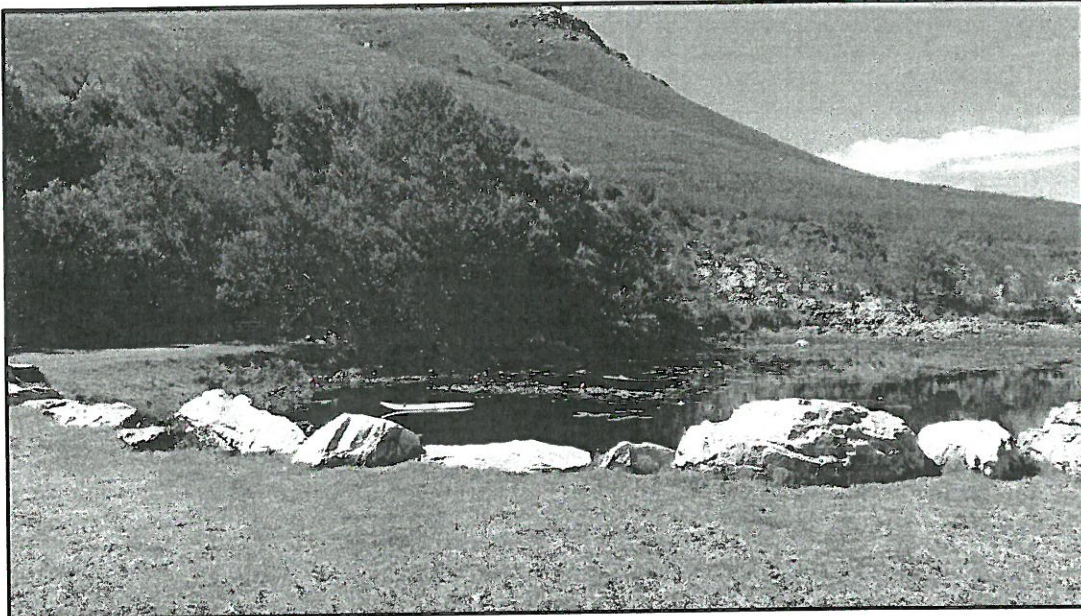


Photo 6: Existing man-made dam.

5. SERVICES

This application deals with a proposed lodge and associated infrastructure. All the necessary services such as electricity, water and sewerage are already installed on all the property and will not be affected by the proposal. See hereunder the use of each of the services.

Water

Water is supplied through an existing borehole located on the application site. Please note that the existing borehole will only supply water to the application site, Portion 23 of the Farm 708, Fransche Kraal.

Electricity

Electricity is both supplied by Eskom and through an off-grid power supply. Eskom supplies the base load of the subject property, while additional electricity is generated through solar panels and wind turbine generators.

Sewerage

The proposed tourist accommodation and venue/place of entertainment facility make use of a conservancy tank, which will be disposed of by an approved private contractor in an environmentally friendly manner.

Surface water

All surface water will be accommodated on the property and will be channelled via the natural drainage systems of the farm, as is the current situation.

Access

Access to the application site and the proposed lodge will be through a right of way servitude over Portion 33 of Farm 708 Caledon.

6. ZONING

The application site, Portion 23 of the Farm 12, Fransche Kraal, has been zoned for Agricultural Zone 1 in terms of the Overstrand Municipality Zoning Scheme, 2020. The application is for a consent use to allow for tourist accommodation and a conferencing facility as set out in the Overstrand Municipality Zoning Scheme Regulations.

The following requirements are set out in the Overstrand Municipality Zoning Scheme:

AGRICULTURAL AND RURAL ZONES	
Agricultural Zone 1 (AGR1)	
<i>Primary Use</i>	agriculture, crèche, dwelling house, guest rooms and home occupation.
<i>Consent Use</i>	additional dwelling units, agricultural industry, animal care centre, aquaculture, day care centre, farm shop/stall, fertiliser plant, guest house, hotel, institution, intensive animal farming, intensive horticulture, lodge, mining, place of assembly, <u>place of entertainment</u> , place of instruction, plant nursery, riding stables, service trade, <u>tourist accommodation</u> , tourist facilities, transmission apparatus, utility services, wellness centre and 4x4 trail.

Development Parameters

Floor Factor:

The total floor space of all buildings on the land unit may not exceed 5 000 m², provided that the Municipality may relax this requirement if it is satisfied that such buildings are required for bona fide farming activities on the land unit.

Building Lines:

Street boundary building line: 30m (area of land unit exceeds 10ha in extent)

Lateral boundary building line: 30m (area of land unit exceeds 10ha in extent)

Height:

The maximum height of a building, measured from the base level to the top of the structure, is 8m, provided that agricultural buildings other than dwelling units shall not exceed a height of 12m,

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measured from the base level to the top of the structure, and where the Municipality is satisfied that a greater height is necessary for the agricultural function of the building, it may permit such greater height.

Definitions

“Tourist accommodation”

Means the letting of rooms or individual unit(s) (including a dwelling house/unit) on a temporary basis to transient guests where a daily or weekly tariff is applicable and includes a guest house, backpackers’ establishment, camp sites, and associated amenities, provided that the use complies with the requirements of any other relevant legislation.

“Place of entertainment”

Means a place used for commercial entertainment which may attract large numbers of people, operates outside normal business hours, or generates noise from music or revelry on a regular basis and includes a cinema, a theatre, an amusement park, a dance hall or a night club and gambling and live music.

Parking Requirements

Minimum off-street parking requirements

Land use activity:

Tourist Accommodation (The Overstrand Municipality Zoning Scheme, 2020 makes no specific reference for a Tourist Accommodation facility in terms of parking)

Requirement as per the Zoning Scheme:

- One bay per bedroom
- Additional 2 parking bays for manager/owner.
- Additional parking may be required for any additional facilities to the satisfaction of the Municipality.

Land use activity:

Venue/place of entertainment

Requirement as per the Zoning Scheme:

- One bay per four seats

Total number of parking bays required:

- 7 Bedrooms = 9 bays
- 240m² (venue/place of entertainment) = 14.4 bays
- **Total bays Required = 23.4 bays**

According to the abovementioned information extracted from the Overstrand Municipality Zoning Scheme, 2020 this application would require approximately 24 on-site parking bays.

The application site makes provision for 28 parking bays, with an additional two (2) disabled parking bays. It should further be noted that most, if not all, staff members are from within the community and within walking distance from the proposed facility, therefore parking for them is not an essential element to the development of facilities on site.

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7. SPATIAL PLANNING INITIATIVES AND PRINCIPLES

In terms of the Constitution and the legislation that emanated from it, Municipalities are compelled to structure their administration, budget, and planning processes to promote the social and economic development of the community. Municipalities are compelled to create conditions that are conducive to job creation and must fulfil their mandate of providing services in such a manner to achieve social, economic, and environmental sustainability.

There are several strategic plans and policies which have been compiled for the broader area within which this development area falls. These range from a provincial perspective in the form of the Western Cape Provincial Spatial Development Framework, to the more localised plans.

Western Cape Provincial Spatial Development Framework, 2005 & 2009

The Western Cape Provincial Spatial Development Framework (WCPSDF) is a structured plan approved in terms of Section 4 (6) of the Land Use Planning Ordinance, aimed at providing spatial expression to the Provincial Growth and Development Strategy.

The guiding principle of the Western Cape Provincial Spatial Development Framework (WCPSDF) is sustainable development. Accepted international consensus is that *sustainability* consists of three pillars, often referred to as the “triple bottom line”, namely “*economic efficiency/prosperity*”, “*ecological integrity*” and “*social equity*”. *Sustainability* encompasses all three pillars. Ecological integrity or social equity alone does not constitute *sustainability*. The triple bottom line propagates a holistic approach.

The WCPSDF contains several **objectives**. These are:

- Align the future settlement patterns of the subject Province, with economic potential and the location of environmental resources e.g., the Provincial urbanisation strategy.
- Optimise the provincial settlement pattern concerning where people live, the availability of resources and future economic potential for growth.
- Economic development locations - Tourism within the whole Province with Tourism Development Areas (TDAs) and golf and eco-estates inside urban edges.
- Combined road and rail transport corridors - Transport corridors containing both road and rail routes should be developed as primary freight and passenger routes and settlements along these linkage corridors should generally be Priority Fixed Investment Urban Settlements.

- Deliver human development programmes and basic needs programmes wherever they may be required.
- Strategically invest scarce public resources where they will incur the highest socio-economic returns (e.g., Priority Fixed Investment Urban Settlements - Settlements that show high economic growth potential and have high population thresholds shall be prioritised as locations for fixed infrastructure investment).
- Support land reform.
- Conserve and strengthen the sense of place of important natural, cultural, and productive landscapes, artefacts, and buildings (e.g., appropriate architectural character - foreign and unsympathetic styles shall be discouraged in urban settlements and rural areas to strengthen the local sense of place and minimise visual impact).
- End the apartheid structure of urban settlements (e.g., through densification).
- Conveniently locate urban activities and promote public and non-motorised transport (e.g., through the integration of urban activities).
- Protect biodiversity and agricultural resources (e.g., through land use management); and
- Minimise the consumption of scarce environmental resources, particularly water, fuel, building materials, mineral resources, electricity, and land (e.g., through water conservation).

Notwithstanding the above, it should be noted that the WCPSDF defines *guidelines* as “policies that are intended as general developmental goals and whose detailed implementation may vary due to place specific conditions and therefore requiring a certain amount of flexibility in their application.”

The WCPSDF has as one of its goals to be sensitive to the principle of co-operative governance and recognise that the detailed implementation of principles and policies must occur at the local authority (municipal) level.

Provincial Spatial Development Framework, 2014

The PSDF aims to give spatial expression to the national and provincial development agendas and serves as a basis for coordinating, integrating, and aligning ground delivery of national and provincial departmental programmes. The framework also aims to communicate the government’s spatial development intentions to the private sector and civil society. This section will outline how the proposed development is aligned with the aims of the PSDF.

Below is a list of the spatial logic that underpins the PSDF and how the proposed development is in sync with the spatial logic:

- *Capitalize and build on the Western Cape's competitive advantages.*

The competitive advantage of the subject properties is the location of the property and activities must be created to be capitalized upon. The proposal seeks to increase the economic activities, such as tourism, on the subject property.

- *Consolidate existing and emerging regional economic nodes as they offer the best prospects to generate jobs and stimulate innovation.*

Although the proposal does not include the consolidation of regional economic nodes it does include the economic activities on the subject property which will subsequently lead to the consolidation of economic activities on the subject property.

- *Connect urban and rural markets and consumers, fragmented settlement, and critical biodiversity areas.*

The rural atmosphere enhances the offering to the "new consumers" of the "product offering of the property" as being an added service within the community to help with tourism within the community. The proposal will not lead to the fragmentation of the settlement and will not negatively impact environmentally sensitive areas.

The section above outlines how the proposed development will capitalize on the competitive advantages that exist on the subject property and maintain the existing connection between tourism and the community. The application can, therefore, be well aligned with the spatial logic that underpins the PSDF.

Western Cape Land Use Planning Guidelines – Rural Areas Guideline, March 2019

In conjunction with the PSDF (above), the objective of the Rural Areas Guideline (Western Cape Land Use Planning Guidelines – Rural Areas, March 2019) are to:

- Promote sustainable development in appropriate rural locations throughout the Western Cape and ensure the inclusive growth of the rural economy.
- Safeguard priority biodiversity areas and the functionality of the Province's life-supporting ecological infrastructure and ecosystem services (i. e. environmental goods and services).

File: Portion 23/708_FRA

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- Maintain the integrity, authenticity and accessibility of the Western Cape’s significant farming, ecological, coastal, cultural, and scenic rural landscapes, and natural resources.
- Assist Western Cape municipalities to plan and manage their rural areas more effectively, and to inform the principles of their zoning schemes and spatial development frameworks in a pro-active manner.
- Provide clarity to all role players and partners (public and private) on the type of development that is appropriate beyond the current built-up areas, suitable locations where it could take place, and the desirable form and scale of such development.
- Be viewed as a gender mainstreaming tool that will move the Western Cape further along the trajectory towards the achievement of equality, particularly the youth and gender equality imperatives in rural land use planning.

“Towards diversifying the Western Cape’s rural economic base into the tourism and recreation sectors and developing these sectors on a sustainable and equitable basis – the WCG approach to tourism and recreational facilities in rural areas is to facilitate appropriate investment in these sectors across the rural landscape.”

The above is an extract from the Rural Areas Guideline, stating that short term accommodation should be promoted to amplify the importance of tourism on smaller communities, whilst providing additional income for farms and creating additional employment opportunities. The Rural Areas Guideline further provides objectives on how to achieve the aforementioned:

- To diversify the Western Cape’s rural economic base into the tourism and recreation sectors and develop these sectors on a sustainable and equitable basis.
- To offer a range of appropriate nature, cultural and Agri-based rural tourism facilities, and recreational opportunities across the rural landscape (e. g. animal sanctuary, paintball, shooting ranges, and conference facilities).
- To provide citizens access to resources, the coast, and the rural landscape.

The overall objective of the Guideline is to promote rural areas and place an emphasis on job creation where previously not possible. In short, the Rural Areas Guideline promotes land uses such as tourism accommodation (short terms accommodation) and conferencing in rural areas such as Franskraal, which is not located in proximity to a larger city, such as Cape Town.

Overberg Integrated Development Plan and Spatial Development Framework, March 2004

The Overberg Integrated Development Plan (OIDP) states that the increase in the population of the region creates *inter alia* the following challenges:

- Stimulation of the local economy to retain people in the municipal area; and
- Retain the momentum in growth amidst a slowdown of activities.

The OIDP identified “*economic development, including the promotion of tourism and job creation*” as one of its three overarching regional development objectives. To achieve its objectives, the OIDP identified *inter alia* the following aspects as building blocks:

- All infrastructure, including the infrastructure for economic development; and
- The promotion of sport and recreation and the provision of facilities.

The Overberg Spatial Development Framework (OSDF) expresses policy formulated at a regional level and is based upon the bioregional planning approach. The primary aim of the OSDF is to “*promote real sustainable development in the Overberg District Municipality.*”

The OSDF formulated *inter alia* the following mission:

“To create, preserve and further develop paradise through:

- *Sustainable and balanced utilisation and development of human and natural resources to the benefit and wealth of all the inhabitants and for the promotion of economic growth and development*
- *Promotion and sustainable utilisation of the region’s diversity in different fields”*

The OSDF contains a proposed Spatial Planning Framework. The Spatial Planning Framework applied Spatial Planning Categories (SPCs) to illustrate the proposed future land use of the district. Due to the regional scale of the plan, land use classifications have not been specified for individual properties.

Overstrand Municipality Integrated Development Plan, May 2020

The Overstrand Municipality Integrated Development Plan (IDP) is established to be a centre of excellence for the community through creating sustainable communities, delivering optimal services to support economic and environmental goals in a politically stable environment.

The IDP has identified five (5) strategic goals to ensure that the abovementioned is achieved. These goals are as follow:

- The provision of democratic, accountable, and ethical governance.
- The provision and maintenance of municipal services.
- The encouragement of structured community participation in the matters of the municipality.
- The creation maintenance of a safe and healthy environment.
- The promotion of tourism, economic and social development.

Overstrand Municipality has placed a major emphasis on the promotion of tourism and the integration of tourism and the economy. Due to its (Overstrand Municipal District) proximity to the City of Cape Town (approximately 120km), it is evident why so many day visitors/tourists visit the surrounding area.

The proposed application entails the implementation of a tourist accommodation and associated infrastructure, including a venue/place of entertainment, which could potentially lead to an increase in tourism and job creation for the surrounding community.

Overstrand Municipality Spatial Development Framework (SDF), May 2020

The purpose of the Overstrand Municipality Spatial Development Framework can be described as follow:

“Municipal Spatial Development Framework is a sectoral component of the IDP that, in terms of the Municipal Systems Act 2000 (Act No. 32 of 2000), is aimed at providing general direction to guide decision making on an ongoing basis, aiming at the creation of integrated, sustainable, and habitable regions, cities, towns and residential areas.”

The purpose of the Overstrand SDF, 2020 is to create regions that are sustainable and not reliant on surrounding areas to supply a specific need but to be independent and sustainable. The SDF provides guidelines on decision making on how to create sustainable communities.

The proposal can be argued to be in line with the SDF as it will lead to the increase in tourism, job creation and sustainability of the greater Franskraal and Gansbaai areas.

Overstrand Municipality Local Economic Development Strategy:

The Overstrand Municipality Local Economic Development Strategy (LED) is not one specific programme or project, but rather a collective approach by individuals and collective contributions that focus on economic development. The LED strategy has set out six (6) specific goals that are to be achieved:

- Increase economic growth.
- Sustain the natural resource base for future generations.
- Broaden participation in the economy.
- Halve official unemployment.
- Halve poverty.
- Build the human capital of the residents.

The proposed application for a lodge can potentially lead to an increase of the income generated by the community by means of attracting tourists to the area and employment opportunities for both skilled and unskilled workers.

Growth Potential of Towns in the Western Cape, 2004

The study regarding the growth potential of towns in the Western Cape investigated and diagnosed the rural-urban development issues in the Western Cape and made recommendations towards improving the status quo. The study forms part of the suite of studies/documents prepared by the Western Cape Government that is intended to direct the management of growth and development in the province sustainably.

It is stated that the report, in conjunction with the Micro Economic Development Strategy (MEDS), could be used to inform possible investors, entrepreneurs, developers and other relevant institutions of the most appropriate locations that will best serve development and community needs in the province.

The study states that an investment type could be coupled with each town that would best stimulate economic growth and social investment. Aligned with the National Spatial Development Perspective (NSDP) guidelines in this regard, two investment types, i.e., *Town / Infrastructural investment* and *Social / People investment* are used.

The study further found that the Overberg District has a *high* development potential if compared to other districts, with only the Boland District having higher development potential.

The report states that without an increase in job opportunities, generated by the town's economic base, there can be no growth. A town that has exhausted the reason for its existence will of necessity stop growing and stagnate or decline. To survive, a town needs to change or diversify its function to acquire a new stimulus for growth.

The mixture of economic activities that are represented in a town holds the key to how well the urban economy performs. Job opportunities will increase most rapidly in towns that can extend their comparative advantage.

The extent to which an enterprise or economic activity can render service and make sales outside of the town can be regarded as a measure of its contribution or importance to the growth of the settlement. Such activities bring in new capital into circulation in the town by attracting it from outside – the so-called primary, propulsive, external, or basic activities. Other activities are geared more towards meeting the needs of the local inhabitants and thus simply keep money that is already there in circulation.

This means that the existing situation is maintained without new growth – the so-called secondary, service, internal or non-basic activities. If the basic activities of a town expand, a chain reaction (or multiplier effect) takes place, which also increases non-basic activities and thus leads to growth in the town.

Overstrand Municipal Growth Management Strategy, 2010

The aim of the Overstrand Municipal Growth Management Strategy is aimed towards the implementation of appropriate densification and overall protection and sustainability of its environmental areas. The strategy set out the following objectives:

- Integrate, update, and rationalise service provision, infrastructure planning and budgeting, as well as implementation, as part of a sustainable cohesive growth management strategy for the Overstrand Municipal IDP.
- Guide the Overstrand Municipalities Planning Committee's decision-making process.
- Inform the Spatial Development Framework with an integrated densification policy that is area-specific and sensitive to the character, heritage, and environmental conditions unique to the Overstrand.
- Provide an integrated policy framework that will guide the detailed planning and design of market-driven development initiatives and inform the compilation of more detailed precinct plans, for specific areas or identified opportunities.
- Align density patterns, trends and proposals with the land use management/zoning regulations and infrastructural capacity and future provision.
- Identifying pragmatic mechanisms and processes (area-wide to local level) to facilitate and support the appropriate planned implementation and management of higher densities.

Further to the above objectives, the Strategy laid out area-specific objectives to communities within the Overstrand Municipal District. The proposed application falls under the section pertaining to the Kleinbaai/Franskraal jurisdictional area.

The subject area is dominated by single residential erven, linear-shaped business land use and large vacant erven. Certain civil services would also need to be upgraded during future developments. The proposal is in the proximity of the R43 scenic route and should thus be cognisant of the type of

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development and density. Being an identified scenic route, it is important to limit development to a certain extent.

The proposal can be regarded as a relatively small development and would thus not detract from the R43 scenic route and surrounding aesthetics. The application site also implements sufficient services as described under Section 6 of this motivation report.

8. PLANNING PRINCIPLES

The purpose of this section is to analyse the consistency of the application with the planning principles and to provide a recommendation to the Municipality for the development. These spatial planning principles are in terms of Section 42 of the Spatial Planning and Land Use Management Act, 2013 and in Chapter VI of the Land Use Planning Act, 2014.

Below are the spatial principles and the consistency of the proposed development with these planning principles:

Spatial Justice

Refers to the need to redress the past apartheid spatial development imbalances and aim for equity in the provision of access opportunities, facilities, services, and land.

The proposed application will not contribute to the perpetuation of past apartheid spatial development imbalances.

Spatial Sustainability

"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 landscape and ultimately limits urban sprawl."

The proposed development will continue to protect valuable business opportunities and will not harm any environmentally sensitive areas and cultural landscapes.

Efficiency

"Efficiency refers to the need to create settlements that optimise the use of space, energy, infrastructure, resources and land."

The proposed development will optimally harness the potential that sustainably exists on the subject property.

Spatial Resilience

Spatial resilience in the context of land use planning refers to spatial plans, policies and land use management systems that should enable the communities to be able to resist, absorb and

accommodate economic and environmental shocks and to recover from these shocks in a timely and efficient manner.

The proposed development is well aligned with the spatial plans and policies and that will enable the subject property to be able to resist, absorb and accommodate environmental and economic shocks and recover from shocks in a timely and efficient manner.

Good Administration

Good administration 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 a joint planning approach is pursued.

The proposed development will promote consultative planning as the Municipality will advertise the proposal to the public to allow the comments of the public to be taken into consideration. *Future Plan* will also respond to the comments of the general public and take the comments into consideration in the planning of the project.

This section outlines how the proposed development is aligned with the core planning principles as outlined in SPLUMA and LUPA. The proposed can therefore be viewed as encompassing and promoting all planning principles.

9. THE PROPOSED DEVELOPMENT:

The Application is made for the following:

- Consent use provided for in zoning scheme of the Overstrand Municipality By-Law on Portion 23 (Portion of Portion 12) of the Farm Fransche Kraal Nr 708 in the division of Caledon in terms of Section 16 (2) (o) of the Municipal Land Use Planning to allow for tourist accommodation with a maximum of 14 sleeping opportunities and venue/place of entertainment.

This application is thus for the development of tourist accommodation and venue/place of entertainment facility for the subject farm, Portion 23 of the Farm 708, Fransche Kraal.

Parking is provided on-site, as per the development parameters of the zoning scheme, but as already stated the parking requirements should not be the ultimate deciding factor for this proposed development. Emphasis should be placed on the economic empowerment of the surrounding community and the promotion of tourism and associated benefits thereof.

10. RECOMMENDATION

The motivational report has provided a clear and complete analysis of the land-use proposal. It was proven that the application is desirable and will not in any way adversely impact the existing landscape.

The following principles and guidelines were used in this motivation:

- Consistency with Spatial Policy Directives
- Consistency with the Character of Surrounding Area
- Accessibility of the Area
- No Impact on Existing Rights & Visual Impact
- Compliant with the existing Services Infrastructure
- Consistency with SPLUMA Principles

It was proven that the proposal is well aligned with the spatial planning initiatives and consistent with the planning principles set out in LUPA and SPLUMA. The proposed development will also not require any additional services and will not result in additional titles being created.

Considering this motivation, and the information contained within the foregoing report, the application for:

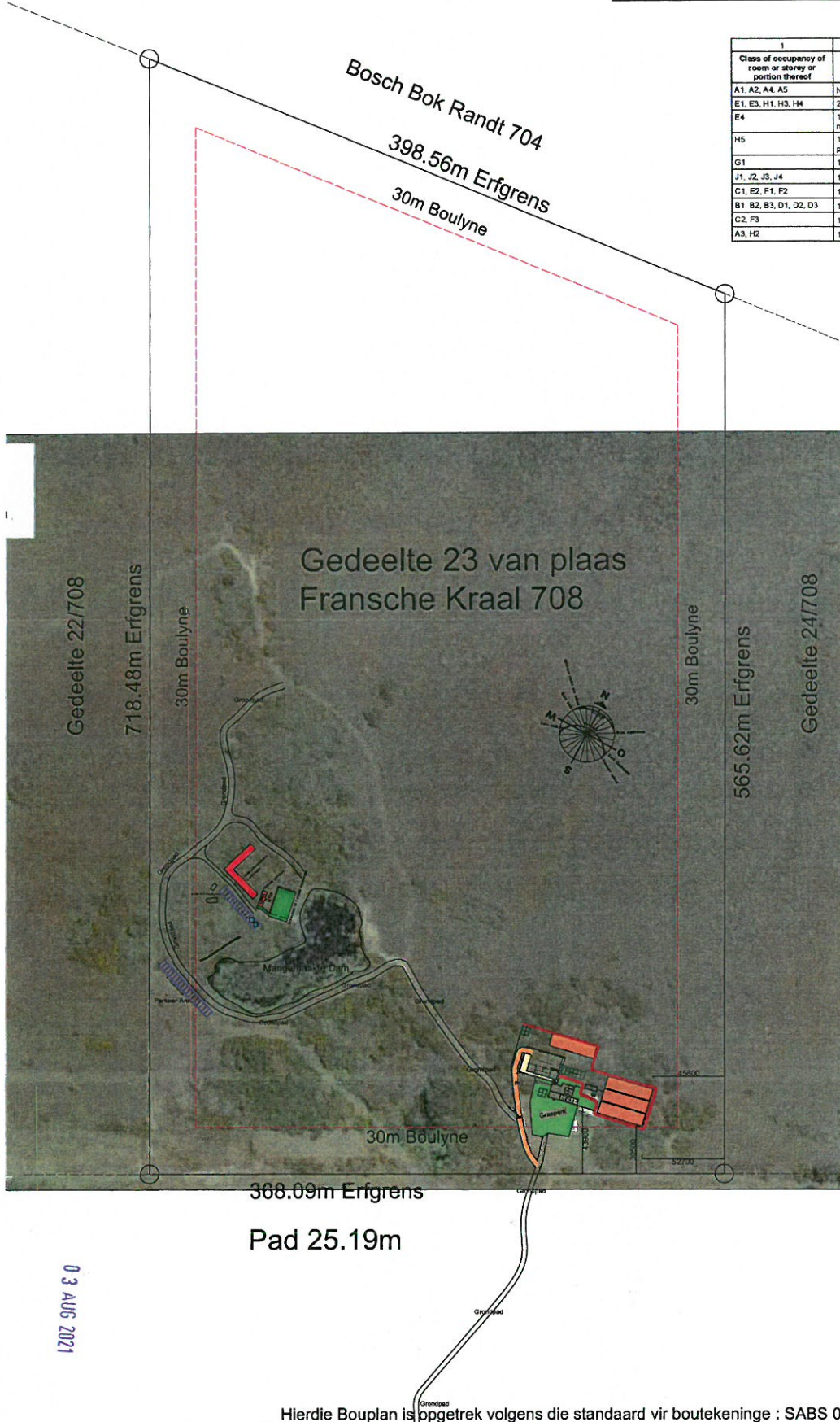
- Consent use provided for in zoning scheme of the Overstrand Municipality By-Law on Portion 23 (Portion of Portion 12) of the Farm Fransche Kraal Nr 708 in the division of Caledon in terms of Section 16 (2) (o) of the Municipal Land Use Planning to allow for tourist accommodation with a maximum of 14 sleeping opportunities and venue/place of entertainment.

is desirable and it is therefore recommended that the application for the proposal be supported by the relevant authorities and approved by the Overstrand Municipality.

Parking Requirements	Area :	Parking Req :	Provide Parking:
PUBLIC ASSEMBLY / ENTERTAINMENT			
1. Entertainment Area (240.00m ²) Rooms only used for entertainment guests	120pax	1 bay per 4 seats	30
TOTAL ROOMS: SLEEPS TOTAL:	10 Rooms 20 people		
TOTAL REQUIRED : PROVIDED IN TOTAL : 2 x 4,5x5m Disabled Parking Bays Included			30 BAYS 30 BAYS

Table 2 — Design Population

1	2
Class of occupancy of room or storey or portion thereof	Population
A1, A2, A4, A5	Number of fixed seats or 1 person per m ² if there are no fixed seats
E1, E3, H1, H3, H4	2 persons per bedroom
E4	16 persons provided that the total number of persons per room is not more than 4
H5	16 persons per dwelling unit provided that the total number of persons per room is not more than 4
G1	1 person per 15 m ²
J1, J2, J3, J4	1 person per 50 m ²
C1, E2, F1, F2	1 person per 10 m ²
B1, B2, B3, D1, D2, D3	1 person per 15 m ²
C2, F3	1 person per 20 m ²
A3, H2	1 person per 5 m ²



NOTAS :

Alle verliese van die plasatke owerheid moet streng nagekom word.
 Die kontrakteur is verantwoordelik om die munisipale regulasies na te kom en homself te vergewis met die prosedures van boubeheer.
 Alle maats, details en vlakke moet getoonleer word voor enige bouwerk begin.
 Maats aangedul op plan geriet voormag oor maats geskaal vanaf plan.
 Geen gedeelte van bouwerk mag enige boulyne oorskry nie.
 Afslyping van goedgeteurde bouplanne om sars met tekensar bevestig te wort.
 Alle werk gedoen en installeer streng volgens NBR en SANS.
 Ingeieur spesialisasie naam voorkaar.
 Goedgeteurde bouplanne moet ten alle lye op terrain beskikbaar wees.
 Terrain om altyd skoon te wees.
 Planne in verhouding met ander spessieplanne geles.
 Enige teensydigheid van navree lym die planne moet aan tekensar perig word.
 Elektriese- en watersaansluiting moet gedoen word alvorens konstruksie begin.
 Bou- en grawatke materiale moet op 'n verantwoordelike manier verwyder en gestrool word.

Oppervlaktes :

Primere Woning :	173.75m ²
Stoor :	308.74m ²
Wendy :	24.00m ²
Onthaalblad :	240.00m ²
Badkamers :	33.30m ²
Verblyfeenhede :	210.63m ²

Totaal :	990.40m ²
Erf :	23.6328ha

Gericke Argitektoniese Dienste

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Beskrywing :

Voorgestelde Onthaal en Verblyfeenhede vir Trautman Familie Trust te Gedeelte 23 van die Plaas Fransche Kraal 708, Franskraal, Gansbaal.

Plan nagesien deur : JLS Gericke Datum : 27 Mei 2020
JLS Gericke

Okkupasie SANS10400 :

H4, J2 & A1 + H1

Tekening : Terreinplan

Doel : Munisipale goedkeuring

Projek # : 02/RT/20

Skaal : 1:2500 A3

Bladsy : 1

Datum : 27 Mei 2020

Hierdie Bouplan is opgetrek volgens die standaard vir boutekeninge : SABS 0143

