

**PORTION 12 OF THE FARM NO. 643, MIDDELBERG, CALEDON DIVISION, OVERSTRAND MUNICIPAL AREA:
APPLICATION FOR SUBDIVISION: MESSRS WRAP PROJECT OFFICE ON BEHALF OF MIDDELBERG (PTY) LTD**

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) that an application has been received in terms of Section 16(2)(d) to subdivide the above-mentioned property into two portions namely Portion A ±51.2726ha in extent and the Remainder Portion ±499.7812ha in extent.

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 may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / alida@overstrand.gov.za) on or before **24 June 2022**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to **Mr P Roux** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

**RESTANT GEDEELTE 12 VAN DIE PLAAS NR. 643, MIDDELBERG, GEDEELTE CALEDON, OVERSTRAND
MUNISIPALE AREA: AANSOEK VIR ONDERVERDELING: MNRE WRAP PROJECT OFFICE NAMENS
MIDDELBERG (PTY LTD**

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat n aansoek ontvang is in terme van Artikel 16(2)(d) om die bogenoemde eiendom te onderverdeel in twee gedeeltes naamlik: Gedeelte A ±51.2726ha groot en Restant Gedeelte ±499.7812ha groot.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanu vs, Biblioteek, Queen Victoriastraat, Stanford. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / alida@overstrand.gov.za) voor of op **24 Junie 2022**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan **Mnr P Roux** by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

**INTSALELA YENXALENYE 12 YEFAMA 643 MIDDELBERG, ICANDELO LASECALEDON, UMMANDLA
KAMASIPALA WE-OVERSTRAND: ISICELO SOKWAHLULA-HLULA: ABAKWA WRAP PROJECT OFFICE
EGAMENI LIKA MIDDELBERG (PTY LTD**

Esi saziso sikhutshwa ngokwemiqathango yeSolotya 48 loMthethwana kaMasipala waseOverstrand oGuqulweyo woYilo lokuSetyenziswa koMhlaba wowama-2020 (loMthethwana) ngokwesicelo esifunyenweyo ngokwemiqathango yeSolotya16(2)(d) ukwahlula-hlula le propati ikhankanywe ngasentla ibe yizahlulo ezibini ezizezi, iSahlulo A esizihéketha ezingama ±51.2726 ha ngokomlinganiselo kunye neSahlulo esiNtsalelayo ±499.7812ha ngokobubanzi.

linkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ngeentsuku zomsebenzi phakathi kweyure-08:00 ne-16:30 kwiSebe: Town Planning, Paterson Street, Hermanus, kunye neThala lencwadi e-Gansbaai, kwisitalato sase Main Road, e-Gansbaai. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokwezibonelelo zamaCandelo 51 nelama-52 alo Mthethwana zithunyelwe kuMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) alida@overstrand.gov.za) ngomhla okanye ngaphambi komhla wama-**24 EyeSilimela 2022**, unike igama lakho, idilesi neenkukacha zonxibelelwano nawe, umdla wakho kwesi sicelo nezizathu zokunika izimvo. Xa ufuna ukubuza into malunga nesi saziso ungafonela Umyili weDolophu, **uMnu P Roux** ku-028-313 8900. Umasipala angala ukuzamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwaziyo ukufunda okanye ukubhala makaye kwiSebe loYilo lweDolophu apho igosa likamasipala liya kumncedisa azibhale izimvo zakhe.

Locality Plan

Portion 12 of the Farm Middelberg 643, Caledon

 Subject property

Plan prepared by: Thian Jansen

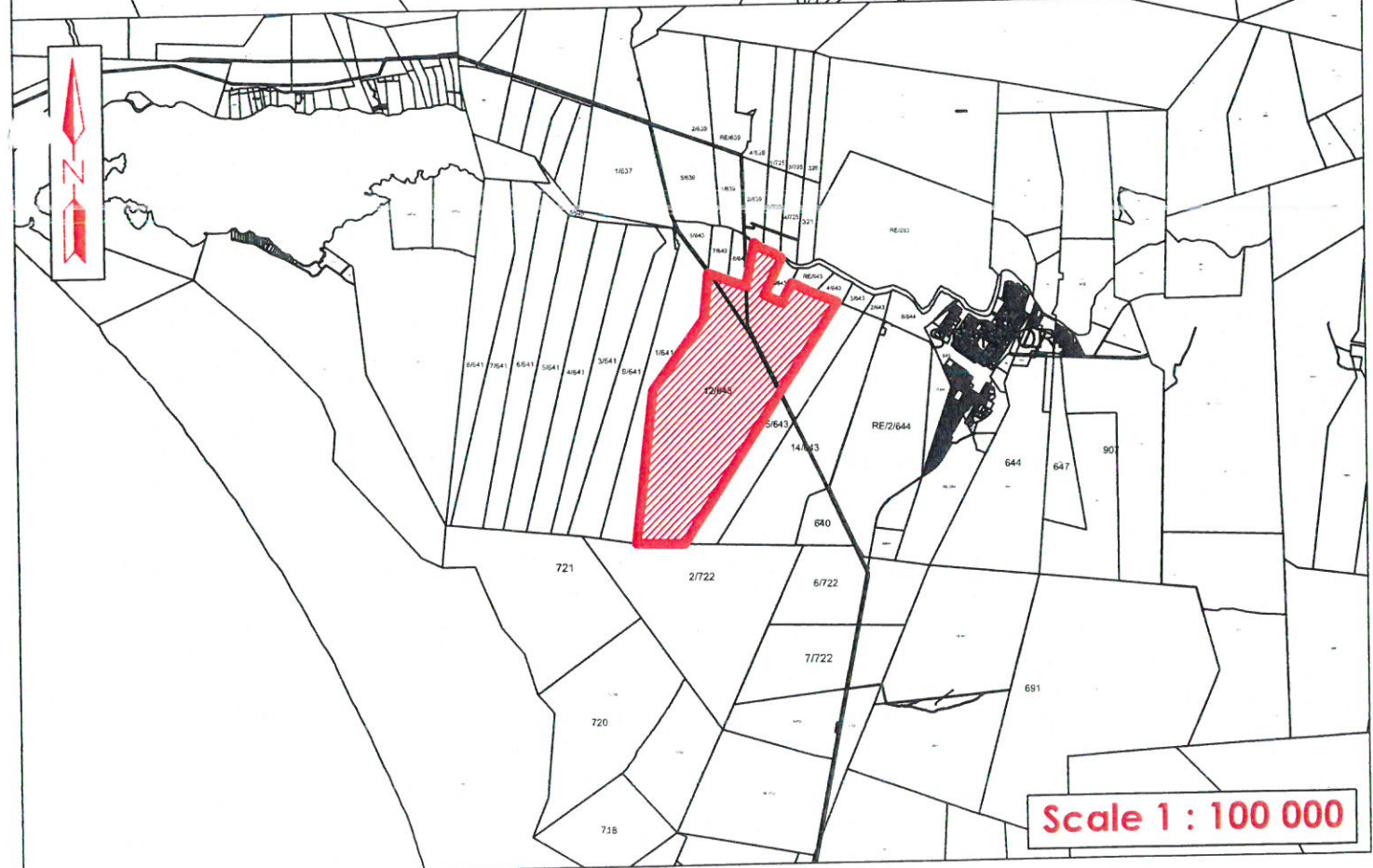
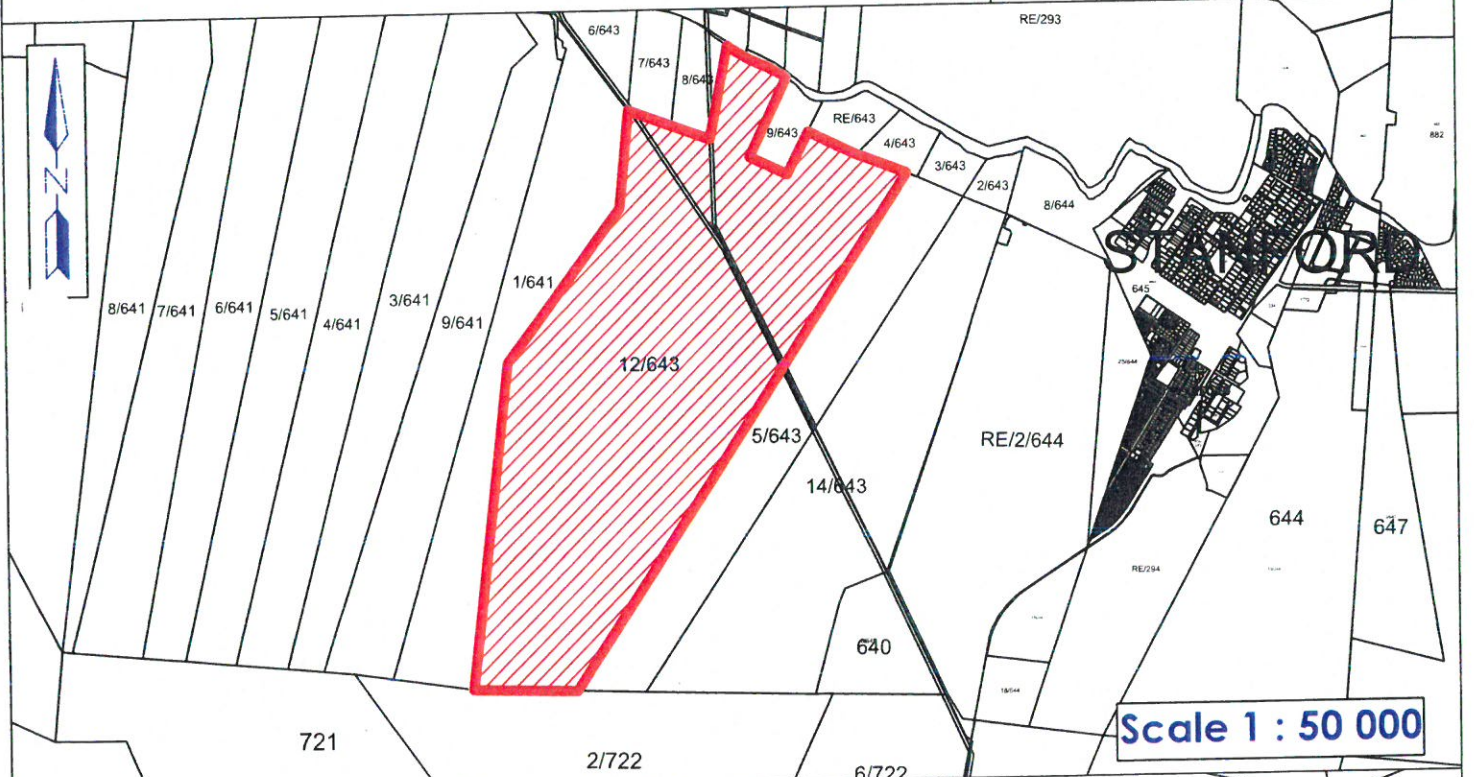
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Unit B, Standard House Corner of Royal and
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Project Office
Town Planning & Project Management





1. ABBREVIATIONS

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

2. SUMMARY OF STATUS QUO AND PROPOSED PROPERTY DETAILS

Consultant	WRAP Project Office
Restrictive title deed conditions	None
Erf extent	551,0538 Ha
Current zoning	Agricultural Zone 1: Agriculture

3. BACKGROUND

Portion 12 of Farm Middelberg 643, Caledon hereafter referred to as the subject property has an extent of 551.0538ha and the owners of the subject property (Middleberg Investments (Pty) Ltd) hereafter referred to applicant, wants to subdivide the farm into two portions. (Refer **Annexure B: Power of Attorney** and **Company Resolution**)

Both these portions will remain in the name of Middleberg Investments (Pty) Ltd. The applicant wants to allow their children, each to farm a portion of the farm and to allow them to build a homestead on the subdivided portion while ensuring the agricultural landscape stays intact.

4. PROCEDURE TO ACHIEVE THE APPLICANT'S INTENT

WRAP was appointed to compile and submit a land use planning application to achieve the vision that highlighted in Section 3 of this report. The following is proposed:

4.1 Subdivision of Portion 12 of the Farm Middelberg 643 Caledon into Portion A, ±51,2726ha and the Remainder, ±499,7812ha in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended.

The subject property has an extent of 551,0538ha. The proposal is to subdivide the property into two parts with the Remainder proposed to be ±499,7812ha and Portion A ±51,2726ha, which allows the applicant to maximise the usage of the farm. The proposal for the extents of the two portions are to ensure the proposed subdivision creates two viable agricultural properties as the applicants intend to utilise both properties for agricultural purposes. The proposed subdivision has been approved by the Department

of Agriculture, Land Reform and Rural Development (DALRRD). (Refer **Annexure C - Approval Letter**)

Refer to Figure 1 that illustrates the proposed subdivision:

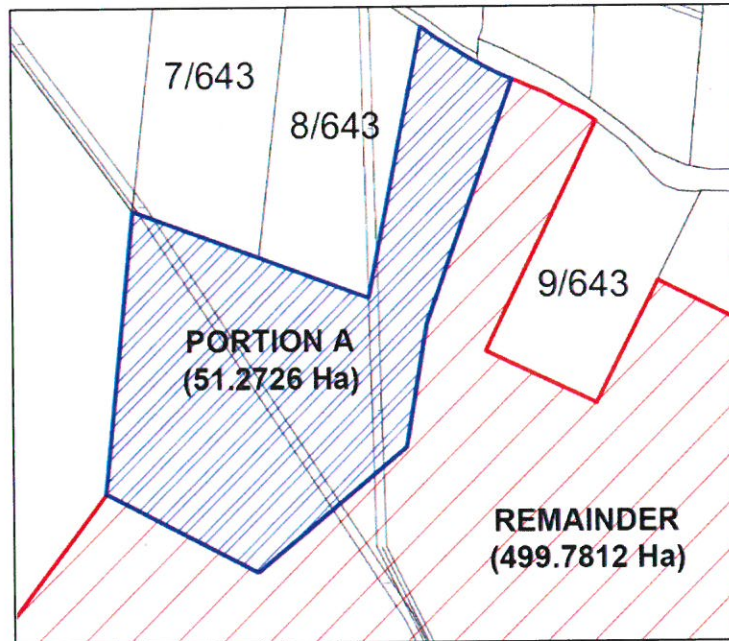


Figure 1: Extract of Plan 4 - Proposed subdivision

The subject property has approximately 110 ha of cultivated land under irrigation. The water licence allows for the irrigation of 110 ha of land. A total of ± 42.8 ha of cultivated land will be located on the proposed Portion A and ± 67.1 ha will be located on the Remainder of the subject property.

Availability of water is always of concern as was approved by the DALRRD as the subject property has a water licence that allows the property to access and abstract water for agricultural irrigation purposes from the Stanford Aquifer.

The volume of water allocated and available from three boreholes (PD1, PD2 and PD3) which may be supplemented from an additional three boreholes MBP01, MBP03 and MBP05 is 1 020 400m³ per annum.

The water is sufficient to irrigate 110ha. Both properties will utilise the water made available through the water licence (Licence Number: 02/G40L/S/8750).

The water will be divided between Portion A and the remainder on the following basis:

1 020 400m³ of water may be abstracted annually from the aquifer, which equates to **110ha** of land that may be irrigated at a rate of 9272 m³ per ha (as per the conditions of the water licence).



MOTIVATION

Portion A	
Proposed extent	±51.2726 ha
Cultivated land	±45 ha
Land to be irrigated	±42 ha
Water required	42 ha x 9276.36m ³ (Water required for the irrigation of 1 ha) = 389 607.12 m ³ 389 607.12 m³ of water will be required to irrigate the proposed ±42 ha of vineyards on Portion A.

Remainder	
Proposed extent	±499.7812 ha
Cultivated land	±67 ha
Land to be irrigated	±67 ha
Water required	67 ha x 9276.36m ³ (Water required for the irrigation of 1 ha of crop) = 621 516.12 m³ of water will be required to irrigate the proposed 67 ha of cultivated land on the Remainder of the subject property.
Total volume of water required	1 011 123.24 m ³
Total volume of water available	1 020 400 m ³

It is important to note that the water licence belongs to Middelberg H2O (Pty) Ltd who has a lease agreement with Middleberg Investments (Pty) Ltd which allows Middleberg Investments (Pty) Ltd to utilise the licensed water on the subject property.

The lease agreement will be amended to reflect the division of the water between **Portion A** and the **Remainder**.

5. APPLICATION

Considering the above, application is made for the following:

5.1 Subdivision of Portion 12 of the Farm Middelberg 643 Caledon into Portion A, ±51,2726ha and the Remainder, ±499,7812ha in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended.

6. LAND USE ENVIRONMENT

The properties surrounding the subject property are also zoned Agricultural Zone 1: Agriculture. The surrounding area's zoning is illustrated in Plan 2 (zoning plan).



MOTIVATION

7. TITLE DEED

The title deed (T13189/2020) does not contain any restrictive conditions which may prohibit the approval of the subdivision of the subject property.

8. ZONING

The following zoning parameters were assessed in conjunction with the AGR1 OMLUS zoning as this is a relevant consideration in terms of Section 66 (1) (q) of the OM By-Law:

The proposal is to create two properties both being zoned AGR1 to allow the properties to be operate as two individual agricultural entities.



MOTIVATION

Agricultural Zone 1: Agriculture (AGR1)			
Land Use Restrictions			
Parameters	Portion A	Remainder	Comply/ deviate
Primary use	Proposed Dwelling House	Dwelling House	Comply
Consent use that may be applied for	<p>Agriculture, Crèche, Dwelling House, Guest Rooms and Home Occupation.</p> <p>N/A</p> <p>Additional Dwelling Units, Agricultural Industry, Animal Care Centre, Aquaculture, Day Care Centre, Farm Shop/Stall, Fertiliser Plant, Guest House, Hotel, Institution, Intensive Animal Farming, Intensive Horticulture, Lodge, Mining, Place of Assembly, Place of Entertainment, Place of Instruction, Plant Nursery, Riding Stables, Service Trade, Tourist Accommodation, Tourist Facilities, Transmission Apparatus, Utility Services, Wellness Centre and 4x4 Trail.</p>	<p>An application for consent is currently being considered by the OM, reference number PTN 643/12 RCAL.</p> <p>The application is to allow the following:</p> <ul style="list-style-type: none"> - Additional Dwelling Units - Tourist Accommodation - Tourist Facilities - Farm shop/stall 	
Development parameters			
Floor space	Vacant	Total – 1513.2m²	Comply
	<p>The total floor space of all buildings on the land unit may not exceed 5000 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.</p>		



MOTIVATION

<p>Height</p>	<p>(i) The maximum height of a building, measured from the base level to the top of the roof is 8,0 m, provided that;</p> <p>(ii) Agricultural buildings other than dwelling units shall not exceed a height of 12,0 m measured from the base level to the top of the roof; and where Council is satisfied that a greater height is necessary for the agricultural function of the building, it may permit such greater height; and</p> <p>(iii) Earth banks and retaining structures shall comply with 16.6, provided that earth banks and retaining structures, which in the opinion of Council are associated with the bona fide agricultural activities, are exempt from the requirements of 16.6.</p>	<p>Vacant</p>	<p>(i) The buildings are lower than 8m and will be addressed during building plans submission process;</p> <p>(ii) Future agricultural buildings will be lower than 12m; and</p> <p>(iii) N/A.</p>	<p>Comply</p>
<p>Building lines</p>	<p>Street and common boundary building lines are all 30m.</p>	<p>Comply</p>	<p>19m</p> <p>Departure application has been submitted and the outcome is being awaited.</p>	
<p>Parking</p>	<p>The provision of parking is provided in accordance with Section 17.1.3 of the OMLUS: Additional dwelling unit = 1 bay per unit Restaurant = 6 bays per 100m².</p>	<p>Vacant, parking will comply with the OMLUS</p>	<p>5 additional dwelling units = 5 parking bays Restaurant/gift shop 538,5m² = 32 parking bays Shop 27,8m² = 1,67 parking bays</p>	<p>Comply</p>



MOTIVATION

			Pottery studio 72 m ² = 4,3 parking bays Admin/reception = 71,9m ² = 4.3	
<p>Loading</p>	<p>The minimum off-street loading must be provided to the satisfaction of the Engineering Department.</p>		<p>Loading bays will be provided if required, but with the subject property being a farm, there is ample space for loading and off-loading purposes.</p>	<p>Comply</p>



9. SERVICES

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

Solid waste

Solid waste is collected on the premises and transported by the landowner to the Stanford waste transfer station.

Electricity

Electricity to the existing buildings is supplied by Eskom and the approval and implementation of this proposal will not alter that.

Water

There is an approved water use license which has been issued by the National Department of Water and Sanitation which permits water for the subject property to be extracted from the Stanford Aquifer in volume of 1 020 400m³ (refer **Annexure C**). There is sufficient potable water available to cater to the demand which will be required by the proposed tourist facilities, farm shop/stall and tourism accommodation which is being applied in a separate land use application.

Sewage

Sewage for the proposed land uses will be discharged by means of a conservancy tank which will be regularly emptied.

Access, Egress, and Parking

Both properties are proposed to gain access from the Wortelgat Road, a minor road No 4017.

- The remainder will take access at marker ±km 2,52 off Minor Road 4017;
- Portion A is proposed to take access at marker ±km 2,78 off Minor Road 4017.

Prior correspondence with the Provisional Department of Transport and Public Works indicated due to the status of the road 260m is required between access points, which is proposed to be adhered to.

10. NEED AND DESIRABILITY

The need and desirability of the approval and implementation of this proposal in accordance with Section 66 (1) (c) of the OM By-Law can be illustrated as follow:

Need and desirability

The need for the proposed development arose from the applicant's vision to be able to optimise the utilisation of the entire extent of the subject property. This includes that the applicants may utilise Portion A as a homestead for their children.

Desirability is more often a personal feeling of the applicant, the subdivision is not proposed to add any value to the surrounding area, but it will increase the applicant's enjoyment and function of the subject property.



MOTIVATION

To achieve their desire, the applicant has appointed WRAP Project Office to submit this application, to ensure the proposed subdivision is not in contradiction to any policies, legislation or title deed conditions.

Impact on views, sunlight and character of the area

The proposed subdivision does not have an impact on the views, sunlight and character of the surrounding area.

The proposed subdivision will follow the development parameters set out by the OMLUS, which will ensure that the proposed development will not impact on the views and sunlight of the surrounding area.

Economic impact

The agricultural use for which the subject property is being used for creates employment opportunities and the subdivision will not affect this.

Opportunity cost

An opportunity cost in the context of land use planning refers to a development proposal which leads to the devaluation or foregoing valued land use rights of interested and affected parties when an application is approved.

Impact on heritage

The subject property is not listed in the OM Heritage Register. None of the provisions in the National Heritage Resources Act, 1999 are triggered by this proposal. There is therefore no impact on heritage.

Environmental impact

No listed activities in terms of the National Environmental Management Act are triggered by this proposal.

11. POLICIES AND REGULATIONS

11.1 Overstrand Municipality Environmental Protection Overlay Zone (EMOZ)

Urban Conservation – EMOZ

The subject property is classified as an Urban Conservation, but the proposal for subdivision is proposed to not affect the Urban Conservation – EMOZ, no physical alterations are being proposed for the subject property.

11.2 Heritage Protection Overlay Zone

11.2.1 Scenic Route

The subject property is located adjacent the Wortelgat Road which is identified as a 'Route of Regional Scenic Significance'. The applicant acknowledges the significance of the route and would not want to impact on the scenic nature thereof.

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



MOTIVATION

Protection of scenic corridors	Compliance
8.2.6.1 - New buildings must not block views from scenic routes, particularly views towards the mountains and the coastline and towards places/sites identified as having visual or heritage significance, where possible.	This is noted and all future plans submitted to the OM will consider this.
8.2.6.2 - Comment must be obtained from the Overstrand Heritage and Aesthetics Committee, Stanford Heritage Committee and/or a registered conservation body on potential visual impacts before the Municipality approves any applications within this HPOZ.	The Overstrand and Stanford Heritage Committees will be afforded the opportunity to comment on the application during the public- and authority commenting period.
8.2.6.3 - Development on ridge lines and on steep slopes greater than 1:4 must be avoided in this zone.	This is noted and is not applicable to this application as no development is proposed.
8.2.6.4 - New interventions must be modest and restrained in scale, limited in height, recessive in character and appropriate to the natural and cultural landscape.	This is noted and is not applicable to this application as no development is proposed.
8.2.6.5 - New developments must be associated and linked with existing settlements, rather than being built on isolated sites on undeveloped land.	This is noted and is not applicable to this application as no development is proposed.
8.2.6.6 - Buildings must be aligned parallel to the contours. Hard and soft landscaping must be used to tie the buildings into the landscape.	This is noted and is not applicable to this application as no development is proposed.
8.2.6.7 - Building platforms on sloping sites must be kept to a minimum. Buildings on high stilts in excess of 2,4 m, as measured from the base level and as defined in the land use scheme, must be avoided. New levels must be designed to fit into the surrounding landform. Mitigation measures must be identified to limit visual impacts.	This is noted and is not applicable to this application as no development is proposed.
8.2.6.8 - Outdoor spaces must be designed so that the landscape appears to flow throughout the site. Extensions on coverage will be discouraged.	This is noted and is not applicable to this application as no development is proposed.
8.2.6.9 - The layout and design of new buildings must respect local traditions and settlement patterns in terms of the placement and alignment of buildings on sites.	This is noted and is not applicable to this application as no development is proposed.
8.2.6.10 - Access roads and pathways must be designed to avoid excessive cutting and filling and to ensure	This is noted and all access roads will be constructed engineering standards and will meet the requirements of the OM.



harmonious adaptation to the existing topography.	
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11.2.2 Significant landscape

A portion of the subject property is located in the Heritage Protection Overlay Zone as a 'Significate landscape' and it is predicted the proposed subdivision will not have an impact on the HPOZ.

To ensure the application may be considered, and it complies with the HPOZ, it is of importance that certain aspects need to be provided and addressed in terms of Overstrand Municipality Heritage Protection Overlay Zone Regulations, 2020:

Section 20 – 22 states the following -

“20

The Overstrand Municipality By-Law on Municipal Planning, 2020, will apply in respect of all applications, processes and decisions contemplated in these regulations.

21

In considering an application for written consent in order to undertake an activity in terms of the Heritage Protection Overlay Zone, the Municipality may require from an applicant whatever information it deems necessary in order for an informed decision to be made regarding the application.

22 *This could include, inter alia:*

- 22.1 statements of significance;*
- 22.2 heritage research;*
- 22.3 photographs, including contextual photographs;*
- 22.4 results of public consultation;*
- 22.5 impact assessments; and*
- 22.6 comment from affected and interested bodies.”*

Statements of Significance

The heritage significance of the subject property is not large. The reason for inclusion is as a result of the scenic route (Wortelgat road) running through the property.

The steps to ensure heritage significance is respected, no boundary walls or obstructions are proposed. The area will be used mainly for agricultural purposes with possible future tourist related activities.

Heritage Research

Due to the small-scale nature of the application, no specific heritage research was done.

Photographs, Including Contextual Photograph

Aerial maps were included in the application, refer to **Plan 3 – Aerial Plan**. As illustrated by the Aerial map, the subject property is only developed on the northern side of the Wortelgat road, and the southern side is being utilised for agricultural purposes.



Results of Public Consultation

An extensive public participation process will be held for this application. If any comments are received with regard to the heritage aspect it will be addressed accordingly.

Impact Assessments

No assessments were conducted.

Comment From Affected and Interested Bodies

The application will be circulated to interested and affected parties and bodies for comment.

11.3 Spatial Planning Policies

The compliance of this proposal with the applicable spatial development policies was assessed. These policies are instrumental in guiding spatial development and providing prescripts of what constitutes sound town planning development patterns. The compliance of this proposal in conjunction with provincial and local policies which are key development informants will be illustrated.

WESTERN CAPE LAND USE PLANNING GUIDELINES RURAL AREAS - WCLUPGRA

The proposed subdivision will leave Portion A with ± 51.2726 ha of land, of which ± 42.8 ha will be planted with vineyards under irrigation. The ± 42.8 ha is in line with the ideal farming unit sizes set out in the 'Norms for the Subdivision of Agricultural Land' within the Western Cape Land Use Planning Guidelines for Rural Areas, 2019. Table 2 on page 33 of the guidelines indicates that 40 ha of vineyards is a sustainable agricultural enterprise. The applicant envisions an agricultural enterprise that is able to be operated independently from the proposed Remainder. The Remainder will also be left with ± 67 ha of cultivated land that will be planted with vineyards under irrigation, which is also in-line with the ideal farming unit sizes.

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

12. PLANNING PRINCIPLES

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

Spatial justice

Spatial justice refers to planning proposals which do not contribute towards the perpetuation of apartheid spatial development imbalances. This proposal for the subdivision does not perpetuate apartheid spatial development imbalances.

Spatial sustainability

Spatial sustainability refers to planning proposals which result in communities that are viable. This proposal to subdivide intends to ensure that the subject property is utilised to its maximum capabilities and allows the applicants to create viable agricultural land units.



Efficiency

This proposal is intended to maximise the usage of the subject property.

Spatial resilience

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

Good administration

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



13. EVALUATION

Considering the abovementioned motivation, there is sufficient land and water in terms of agricultural subdivision norms on the subject property for the proposed subdivision into Portion A and the Remainder to be approved.

The proposal needs to be evaluated on the basis that the subdivision has been approved by the DALRRD in terms of the Subdivision of Agricultural Land Act, Act 70 of 1970. This proposal is in harmony with all relevant spatial planning policies which illustrates that the applicant did not arbitrarily invent this application but had due consideration for relevant spatial planning policies.

14. RECOMMENDATION

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

Subdivision of Portion 12 of the Farm Middelberg 643 Caledon into Portion A, ±51,2726ha and the Remainder, ±499,7812ha and in terms of Section 16(2)(d) of the Overstrand Municipality By-Law on Municipal Land Use Planning, 2015 as amended.

Aerial Map
Portion 12 of the Farm
Middelberg 643, Caledon

Plan prepared by: Thian Jansen

All distances are approximate
and subject to a survey

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7200



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Town Planning & Project Management



NTS

Zoning Plan
Portion 12 of the Farm
Middelberg 643, Caledon

 Agricultural Zone 1: Agriculture

 Subject property

Plan prepared by: Thian Jansen

All distances are approximate
and subject to a survey

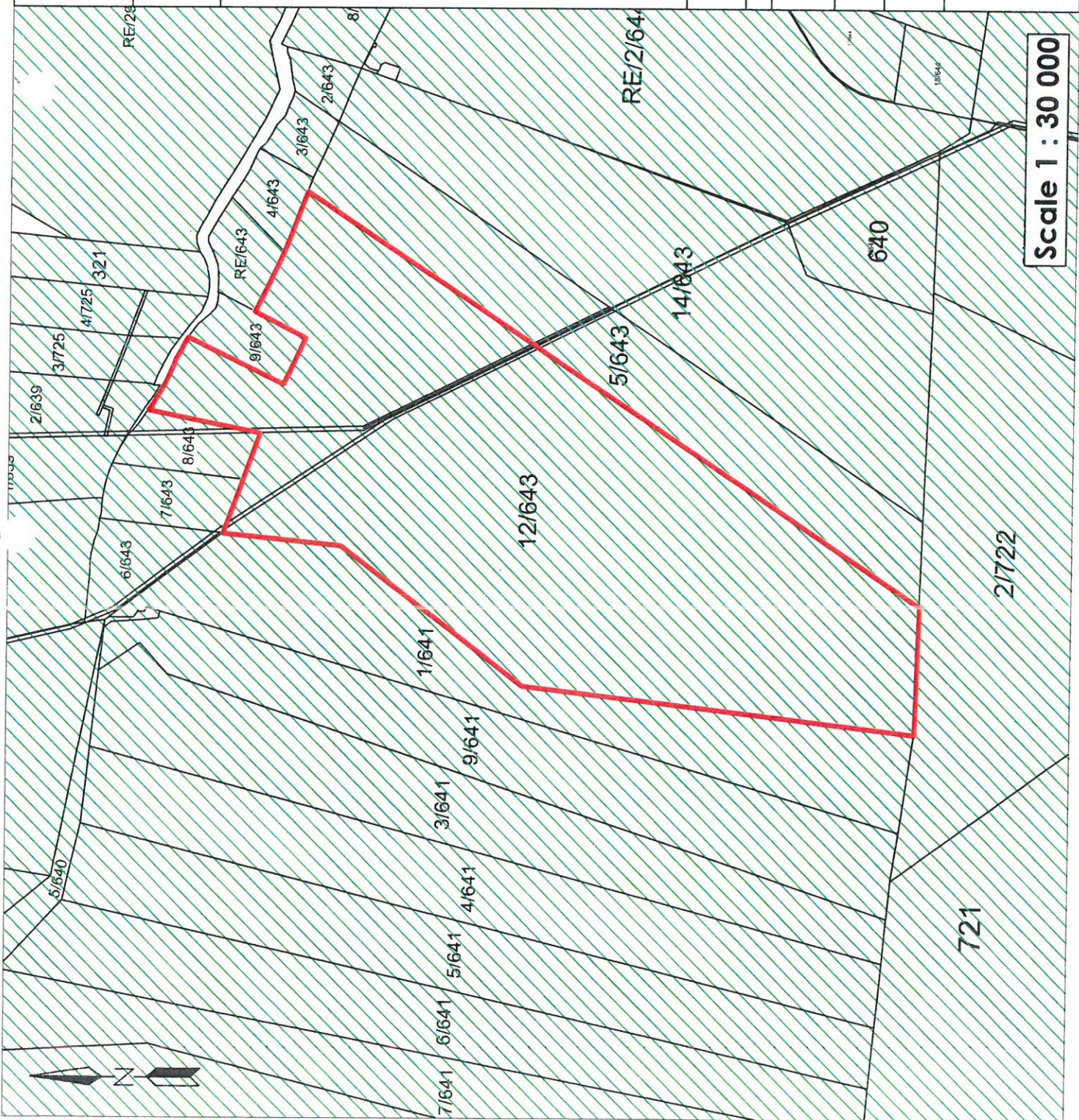
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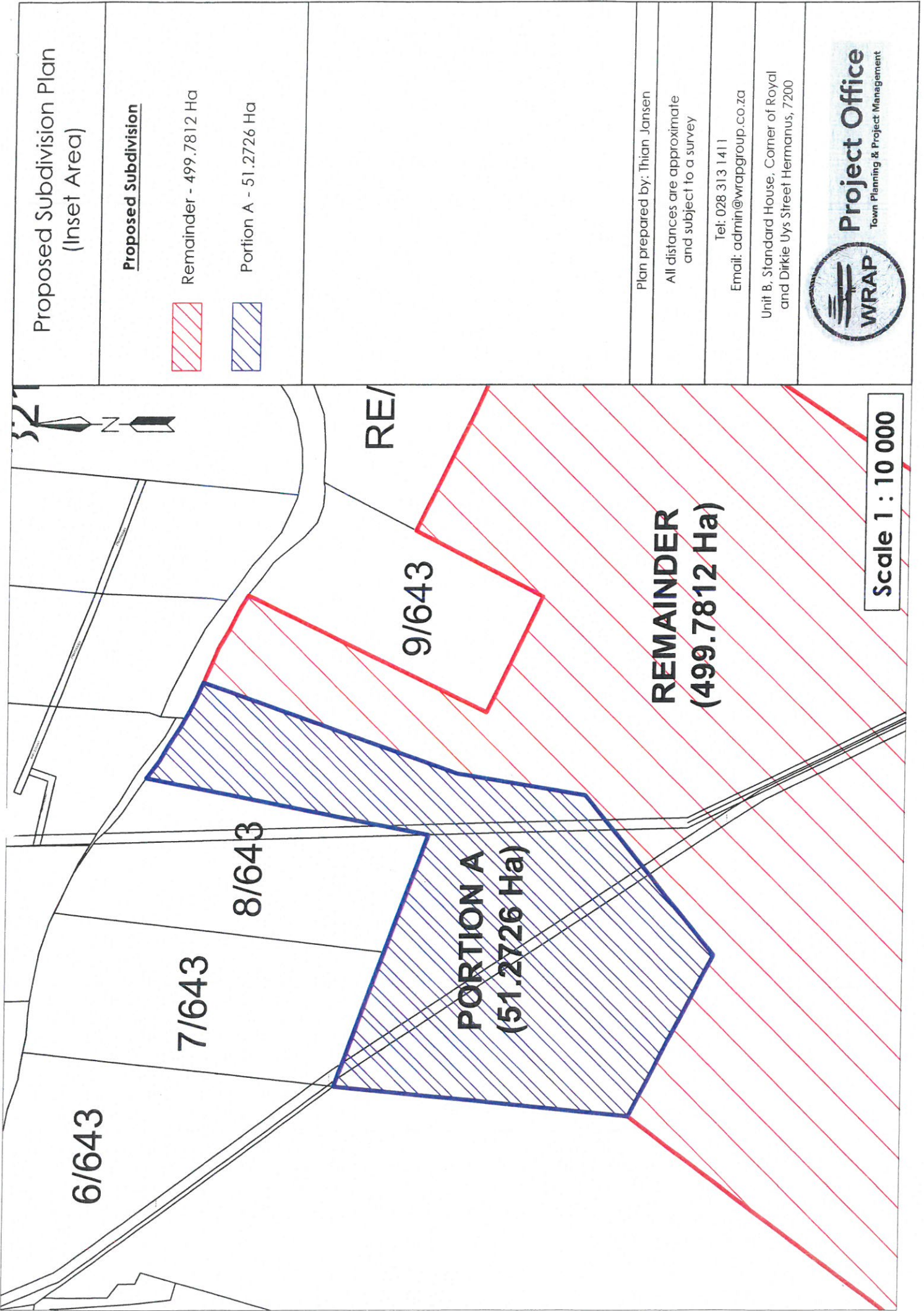
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Hermanus, 7200



Project Office
Town Planning & Project Management



Scale 1 : 30 000



Proposed Subdivision Plan (Inset Area)

Proposed Subdivision

- Remainder - 499.7812 Ha
- Portion A - 51.2726 Ha

Plan prepared by: Thian Jansen

All distances are approximate and subject to a survey

Tel: 028 313 1411

Email: admin@wrapgroup.co.za

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



Project Office
Town Planning & Project Management

Scale 1 : 10 000



RE/

6/643

7/643

8/643

9/643

PORTION A
(51.2726 Ha)

REMAINDER
(499.7812 Ha)

Proposed Subdivision Plan

Proposed Subdivision



Remainder - 499.7812 Ha



Portion A - 51.2726 Ha

Plan prepared by: Thian Jansen

All distances are approximate and subject to a survey

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