



"People at the centre of Development"

<b>LAND USE PLANNING ASSESSMENT REPORT</b> (In terms of Sections 56, 65 & 66 of the Langeberg Land Use Planning Bylaw PN 264/2015, 30 July 2015)
<b>AANSOEK: ONDERVERDELING: ERF 1759, VAN RIEBEECKSTRAAT 1, MONTAGU</b>

**PART A: AUTHOR DETAILS**

First name(s) & Surname	<b>Jack van Zyl</b>
Job title	<b>Assistant Manager: Town Planning</b>
SACPLAN registration number	<b>A/1170/2000</b>

**PART B: PROPERTY DETAILS**

Property description (in accordance with Title Deed)	<b>Erf 1759</b>			
Physical address	<b>1 Van Riebeeck Street</b>	Town	<b>MONTAGU</b>	
Current zoning	<b>Agricultural zone II</b>	Extent	<b>2,4298ha</b>	Are there existing buildings on the property?
				<b>Y</b> N
Applicable zoning scheme	<b>LIZS. 2018</b>			
Current land use	<b>Dwelling house, Medical practice, Guest accommodation, Farm workers accommodation, Second dwelling, Stables.</b>		Title Deed number & date	<b>25204/1983</b>
Any restrictive title conditions applicable	Y	<b>N</b>	If Yes, list condition number(s)	
Any third party conditions applicable?	Y	<b>N</b>	If Yes, specify	
Any unauthorised land use/building work	Y	<b>N</b>	If Yes, explain	

## **PART C: APPLICATION DESCRIPTION**

Application in terms of Section 15 of the Langeberg Municipality: Land Use Planning By-law, 2015 for the subdivision of Erf 1759, Montagu into two portions (Portion A 1.37Ha and Remainder 1.06Ha), including the allocation of some of the existing guest accommodation rights to Portion A.

## **PART D: BACKGROUND & SUMMARY OF APPLICANTS MOTIVATION**

Similar subdivision applications had been approved by the Langeberg Municipality in 2005 and 2015. Neither have been registered within the allotted 5 years validity period and both subsequently lapsed.

The current application is for exactly the same subdivision, as depicted on the plan marked MON1759-LBM-OP3, attached in Annexure 1.

The property was originally (pre 2000) operated as a B&B with three guest suites in addition to the main dwelling. In 2002 the owner wanted to expand the B&B by adding a fourth, detached guest cottage. As this did not conform to the zoning scheme restrictions for B&B's, application was made and approval granted for a consent use for a "Guest Farm" in terms of the previous zoning scheme (Montagu 2000). The approval that was granted on 25 September 2002 referred to a specific plan that was attached and was subject to, amongst others, the following conditions (see letter of approval and site development plan attached in Annexure 2):

- No more than 16 people and 8 bedrooms / suites will be allowed for overnight accommodation related to the guest farm.
- The owner must reside on the premises
- Building plans for the proposed new guest unit must be submitted for approval.

The site plan showed the guest units in a cluster with the main dwelling, with the proposed new guest unit on the westernmost side of the cluster. The fourth unit has not been built to date.

When the subdivision application was considered in 2005, the existing approved guest accommodation rights were taken into account and a condition was imposed that it be limited to "Portion A" (also described as Portion A in the current application).

In November 2008, the owner submitted building plans for 2 further guest units, each with a floor area of 21m<sup>2</sup>. These units were proposed to be located in the north eastern corner of the property, on the now proposed Remainder portion. The building plans were approved because it was adjudged to be within the overall limit of 8 bedrooms/suites set in the 2002 approval. With the approval of the plans, the site development plan was effectively amended. The building plans were however never executed and have lapsed after 12 months and therefore the original site development plan is deemed to apply.

The applicant now proposes that the subdivision be approved without a condition that limits the guest farm rights to Portion A, which will allow the expansion of the guest units onto the remaining portion. The proposal is to develop 5 additional, free standing guest units of 36m<sup>2</sup> floor area each on the remaining portion, while retaining the existing 3 guest units on Portion A (see the proposed schematic layout of buildings on plan marked MON1759-LBM-OP3, attached in Annexure 1).

The request that the consent for a guest farm be applied to both portions according to the proposed new site development plan is effectively also an application to amend the approved site development plan

The applicant's motivation is based on the following (see motivation report attached in Annexure 3):

Regarding the subdivision:

- Subdivision proposal adheres to the minimum size for smallholdings as prescribed in the zoning scheme.
- Will create additional opportunity for "agricultural lifestyle" unit.
- Will enable more optimal use of land
- Both portions will have adequate road access
- Character of area will remain unchanged

Regarding the allocation of guest farm rights to both portions:

- The total number of units will remain the same as the approved 8.
- Proposed location of new units will be just as close or closer to the existing guest house than the possible expansion on Portion A.
- The remainder portion has a better form to allow nodal compact development
- The new units will be hidden behind other structures on that portion of the erf, with less visual impact than development on the narrow strip of land on Portion A.
- Position of units will be more private and experience less street noise, making it more attractive to guests.
- Alternative, lower impact access to guest units can be provided from Reitz Street.

**PART E: SUMMARY OF PUBLIC PARTICIPATION**

Public participation required in terms of Sections 45- 49 of the By-law? Y N

Where participation is required, state method of advertising	Press	Notices	Ward Councilor	Other
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**PART F: SUMMARY OF COMMENTS RECEIVED DURING PUBLIC PARTICIPATION (if applicable)**

One objection was submitted, from the owner of the abutting property to the north, across the Kingna River, Erf 5209, Montagu. The objection letter is attached in Annexure 3). The objection entails the following:

- The request to apply the guest house rights to both proposed portions is an attempts to obtain land use rights without a formal application. Guest house rights for the Remainder portion should only be considered as a Consent use and not by means of a subdivision
- The creation of two guest farm next to each other is not sensible planning. It will be better to develop the guest accommodation as a single entity with only one set of supporting uses and amenities.
- The distribution of 5 new dwelling units on the Remainder portion will detract from the positive urban agricultural character of the area, as well as the abutting nature reserve.

The applicant's reaction to the objection is summarized below ( see full letter attached in Annexure 4)

- No specific site plan was approved for the guest farm. There is an existing right for 8 guest rooms for the whole property. This existing right will merely be split between the two new properties.
- The intention is to provide self catering units on the Remainder portion, which will eliminate the need for a central kitchen or for using the facilities of the existing guest house on Portion A.
- The impact of the proposed 5 small guest rooms (35m<sup>2</sup> each) on the Remainder portion – which will be located behind the existing stables and future main dwelling – will have a smaller visual impact than building them in a row along Van Riebeeck Street on the narrow part of Portion A. The impact can be further mitigated by tree planting.
- Expansion of the guest rooms on Portion A will require the existing french drain to be replaced with a waterborne system that can only be connected to in Reitz Street some 192m – 342m away, while the proposed new rooms on the Remainder portion can easily be connected to the existing Reitz Street sewer connection.

**PART G: SUMMARY OF COMMENTS FROM ORGANS OF STATE AND/OR MUNICIPAL DEPARTMENTS (if applicable)**

### Electrical Engineering Services

- Die verslag / aansoek gee nie enige detail in terme van elektriese dienste / behoefte vir elektriese aansluitings vir die gaste eenhede nie.
- Daar word aangeneem dat die bestaande elektriese dienste en aansluiting gebruik sal word.
- Ons het geen beswaar teen die voorgestelde onderverdeling nie.
- Indien addisionele kapasiteit benodig word, moet 'n formele aansoek gerig word aan die Elektriese Ingenieursdienste afdeling. Grootmaat dienste bydraes / opgraderings- / aansluitingskoste sal van toepassing wees. Die aansluitingsgrootte van die gaste eenhede sal bereken word na aanleiding van die elektriese behoefte en energie effektiewe maatreëls wat ingestel word deur die eienaar / ontwikkelaar (bv. gas / solar geysers / gas stowe ens.)

### Civil Engineering Services

Onderverdeling word ondersteun op die volgende voorwaardes:

- Elke erf moet van 'n aparte direkte wateraansluiting voorsien word voordat die onderverdeling registreer mag word.. Die bestaande wateraansluiting moet die gedeelte waarop dit voorkom, bedien en daar moet 'n nuwe aansluiting vir die ander deel gemaak word. Enige verlenging van die munisipale waterlyn wat vir hierdie doel benodig mag word, sal vir die koste van die aansoeker wees.
- Die restantgedeelte moet van die bestaande munisipale rioolaansluiting gebruik maak, terwyl 'n geskikte rioolstelsel vir Gedeelte A voorsien moet word voordat die onderverdeling registreer mag word. Gedeelte A mag nie van 'n sydelriool (French drain) stelsel gebruik maak nie, maar moet van 'n munisipale rioolaansluiting of 'n riooluisigtenk voorsien word, in 'n posisie en volgens spesifikasies wat dit toeganklik vir die munisipale suiktenkwa maak om leeg te suig.
- 'n Ontwikkelingsheffing ten opsigte van grootmaat siviele ingenieursdienste is betaalbaar vir die een addisionele erf wat geskep word, teen die begrote tarief soos van toepassing ten tye van betaling.

### Cape Winelands District Municipality

Cape Winelands Municipal Health Services supports the application subject to the following:

#### Sanitation

Sewerage system must be approved by the Langeberg Municipal Engineers Department bearing in mind distances from the Kingna River and Flood line areas.

#### General

- In the event of any meals to be prepared and served to the public for monetary gain – the kitchen needs to be compliant to all structural and other relevant sections of the contents of the Regulation R 638 \ 22 June 2018;
- Application using the designated application form OG1 needs to be submitted to this office;

Cape Winelands District Municipality reserves the right to call for additional requirements if deemed necessary at any later stage.

### Traffic Services

No objection.

### Ward councillor

Ek kan geen beswaar teen die aansoek inbring nie en ondersteun dit. Ek het dit ook verwys na die wykskomiteelid en hy ondersteun ook die aansoek om onderverdeling.

## **PART H: MUNICIPAL PLANNING EVALUATION (REFER TO RELEVANT CONSIDERATIONS GUIDELINE)**

The subdivision of the property to create two Agricultural zone II erven is deemed to be desirable on the following grounds:

1. At erf sizes of 1.37Ha and 1.06Ha, both new erven will meet the minimum erf size of 0,86Ha as determined in the zoning scheme for a "Smallholding" (the primary use right in the applicable zoning, Agricultural zone II).
2. The subdivision is consistent with the Langeberg Spatial Development Framework, 2015 (SDF) which includes the applicant property as existing development and urban agriculture.
3. Both portions will have adequate and safe access from either Van Riebeeck – or Reitz Street.
4. The subdivision will not have a significant effect on the provision of municipal services, because both portions are already provided with an on-site sewer (for Portion A) and a municipal sewer connection in Reitz Street (for the Remainder) , while a new water and electrical connection can easily be made for the from the networks in Van Riebeeck Street.

The proposal to apply the existing guest farm rights to both properties is further evaluated below. Although all key considerations (as set out in Paragraph 4.1.1, Table 6 of the Western Cape Government Dept. of Environmental Affairs and Development Planning's Provincial support document on Relevant Considerations, September 2015) have been considered, only those that negatively affect the proposal are discussed.

#### Impact on existing rights and obligations

The 2002 consent use approval (attached with the zoning certificate in Annexure 5) set a limit of 8 guest suites / 16 guests, but also linked the approval to a specific site plan, according to which all buildings associated with the guest accommodation were located on proposed Portion A. The approval did not specify the way in which the existing and proposed buildings on the plan had to be used in order to accommodate all the approved guest suites and also did not explicitly give permission to build new guest units elsewhere on the property. Given the definitions of guest farm and agricultural building in the zoning scheme (discussed below), the 8 suites could have been accommodated in the existing and planned buildings, such as the 3 existing- and 1 proposed guest units, main dwelling, stables or farm workers' house. Therefore, although the right to operate up to 8 guest suites were given and still applies, this right is restricted to the existing and proposed buildings as shown on the site plan.

It follows that the allocation of the right for 8 guest units to both portions – 3 to portion A and 5 to the Remainder portion – will in effect change the existing rights on the property, as well as the owner's obligation to restrict the operation of the guest farm to the buildings as approved on the site plan.

#### Adherence to the relevant provisions of the zoning scheme

The original approval in 2002 was for a consent use for "Guest farm" in terms of the Montagu 2000 zoning scheme. Guest farm was defined in the zoning scheme as "a farm or portion of a farm where the existing agricultural buildings are being utilized for tourist accommodation and a substantial breakfast for resident guests". Agricultural building was defined as "a building used or intended to be used in connection with the use of the site of that building as agricultural land and includes a dwelling-house". The land use restrictions for a Guest farm were:

- (a) No more than 16 people and 8 bedrooms / suites
- (b) The individual bedrooms / suites may be marketed by means of short term renting only.
- (c) The building may be licensed only for the purpose of on-site consumption and subject to any conditions or restrictions which the Council may impose.
- (d) A hotel, motel and accommodation establishments are not included in the definition.
- (e) Should more than 8 Bedrooms / suites be required, it would be considered to be a resort where a rezoning is necessary.

The objective of the restrictions was stated as: "To mitigate against possible impacts that are not congenial to the existing character of the surrounding area."

The proposal to erect 5 free standing, self-catering guest units on the property is not compatible with the provisions of the zoning scheme, because the 5 units do not - in terms of the above definition - qualify as "Agricultural buildings" in their own right, nor as part of the main dwelling complex or related outbuildings. Furthermore, it is not compatible with the stated objective of the land use restrictions in the previous zoning scheme, because it will in all likelihood impact negatively on the character of the surrounding area.

The requirement that the existing agricultural buildings must be utilized for the guest accommodation – not new freestanding units – is also consistent with the definition of Guest house in the current zoning scheme.

Desirability

- Alignment with SDF:

The Langeberg SDF, 2015 proposals for "core landscape areas" in Montagu includes that urban agricultural areas must be consolidated and protected as an important ecological and heritage resource. The proposal to disperse a number of free standing units (buildings) over the property is seen to be contradictory to this goal. The development will take up an area that is currently used as paddocks, which will detract from the agricultural character and -function of the property.

The SDF also proposes that urban development should be more than 32m from river banks, while the proposed guest units will be approximately 25m from the bank of the Kingna River.

- Compatibility with surrounding uses

Guest accommodation is generally regarded as compatible with the surrounding land uses in the area, which consists mainly of urban agricultural uses to the north (across the river) residential uses to the south-east (further along Van Riebeeck Street). However, the extent and specific format of such accommodation is of critical importance in this regard. The proposed format of accommodation will be unique in the area and is expected to be out of character with the surrounding uses.

- Impact on biophysical environment

The proposed guest units will be in close proximity to the Kingna River, approximately 25m from the river bank (±45m from the middle of the river). The issues of guest access to the river have not been addressed in the application.

- Impact on quality of life – view, light, privacy. Visual impact, character

The proposed guest units will most probably have a significant visual, noise and privacy impact on the residents of properties across the river from it, especially erven 5209 (the objector), 3512, 3705 and 5201 (to a lesser extent).

- Cumulative impacts

If approved, the proposed development concept of free standing , self-catering guest units spread across the agricultural property will have a detrimental cumulative impact on the development of similar properties between in the urban conservation area (Overlay zone in the Langeberg Integrated Zoning Scheme, 2018). It will serve as precedent for a proliferation of such units across the area, which will destroy the agricultural character and special scenic quality of this area.

Based on the above considerations, the proposal is regarded as undesirable and not recommended for approval.

**PART I: ADDITIONAL PLANNING EVALUATION FOR REMOVAL OF RESTRICTIONS (REFER TO ROR GUIDELINE)**

N/A

**PART J: RECOMMENDATION**

A. That the application for the subdivision of Erf 1759, Montagu into two portions (Portion A 1.37Ha and Remainder 1.06Ha) be approved in terms of Section 60 of the Langeberg Municipality: Land Use Planning By-law, 2015, for the following reasons and subject to the conditions below:

Reasons for approval

- a) The new erven will meet the minimum erf size of 0,86Ha as determined in the zoning scheme for a "Smallholding".
- b) The subdivision is consistent with the Langeberg Spatial Development Framework (2015).
- c) Both new erven will have adequate and safe access from either Van Riebeeck – or Reitz Street.
- d) The subdivision will not have a significant effect on the provision of municipal services.

Conditions of approval:

1. The subdivision must take place in accordance with plan marked MON1759-LBM-OP3.
2. Each erf must be provided with a separate municipal water connection, at the cost of the applicant, before the erven in the subdivision may be registered. The existing municipal water connection will continue to serve the property on which it is located, while a new connection must be made to the other portion, at the applicant's cost. Any extension of the municipal water line that may be required to achieve this, will be at the applicant's cost.
3. The Remainder portion will be serviced by the existing municipal sewer connection in Reitz Street., while a suitable sewage system must be provided for Portion A, before the erven in the subdivision may be registered. Portion A may not make use of a French drain sewage system, but has to be provided with a municipal sewer connection or conservancy tank, in a location and according to specifications that makes it accessible for the municipal sewer truck to service it, as required by the Manager: Civil Engineering Services.
4. Each portion must be provided with a separate electrical connection, at the applicant's cost, before any of them may be registered. The existing municipal electrical connection to erf 1759 must be retained to serve the portion on which it is located and a municipal electrical connection must be made to the other portion. If additional electrical capacity is required, the applicant has to submit a formal application to the municipality's Electrical Engineering Services Department. Bulk services contributions as well as upgrading- and/or connection fees will be payable as determined by the Manager Electrical Engineering Services.
5. The applicant is responsible for the development contribution for bulk civil engineering services for 1 additional erf at the applicable tariff at the time of payment. No erf in the development may be registered before such contribution has been paid for that erf.
6. Both portions may use the existing street access points for access and no new accesses may be created without prior approval from the Manager Civil Engineering Services.
7. The street addresses of the new erven will be as follows:  
  
    Portion A: 1 Van Riebeeck Street  
    Remainder: 1A Van Riebeeck Street
8. To give effect to Sections 20(5)(c) of the Langeberg Municipal Land Use Planning Bylaw, 2015 the applicant's Land Surveyor must submit draft erf diagrams with the new erf numbers on to the Municipal Town Planning Department for endorsement. Such endorsement in terms of Section 60 of the Langeberg Municipal Land Use Planning Bylaw, 2015 will only be given after the applicant has accepted these conditions in writing by means of the standard agreement.
9. The new erven in the subdivision must be registered separately within 5 years after the date of the approval, failing which the approval for subdivision will lapse in terms of Section 22(1) of the aforementioned Bylaw, regardless of whether an erf diagram has been approved by the Surveyor-General or not.
10. Conditions **2, 3, 4 and 5** of this approval must be complied with before a Certificate may be issued in terms of Section 28 of the aforementioned By-law. This certificate must be submitted with the transfer documents before the subdivision will be registered in the Deeds Office.

11. The existing approved consent use for Guest Farm (as confirmed per zoning certificate dated 10 February 2021) will apply to Portion A only.

B. That the proposal to apply the existing Guest Farm rights to both portions be rejected, for the following reasons:

- a) In view thereof that the original consent use approval of 2002 approved 8 guest suites / 16 guests, but also linked the approval to a specific site plan, according to which all buildings associated with the guest accommodation were located on proposed Portion A, the allocation of that right to both portions – 3 guest units to portion A and 5 guest units to the Remainder portion – will in effect change the existing rights on the property, as well as the owner's obligation to restrict the operation of the guest farm to the buildings as approved on the site plan.
- b) The proposal to erect 5 free standing, self-catering guest units is not compatible with the provisions of the zoning scheme, because the 5 units do not, in terms of the definitions in the applicable zoning scheme, qualify as "Agricultural buildings" in their own right, nor as part of the main dwelling complex or related outbuildings. Furthermore, it is not compatible with the stated objective of the land use restrictions in the previous zoning scheme, namely "to mitigate against possible impacts that are not congenial to the existing character of the surrounding area", because it will in all likelihood impact negatively on the character of the surrounding area.
- c) The proposal to disperse a number of free standing units (buildings) over the property is seen to be contradictory to the Langeberg SDF, 2015 proposals for "core landscape areas" in Montagu, i.e. that urban agricultural areas must be consolidated and protected as an important ecological and heritage resource is goal. The development will take up an area that is currently used as paddocks, which will detract from the agricultural character and -function of the property.
- d) The proposal is not compatible with the Langeberg SDF, 2015's proposal that urban development should be more than 32m from river banks.
- e) The proposed format of accommodation is expected to be out of character with the surrounding land uses.
- f) The proposed guest units will most probably have a significant visual, noise and privacy impact on the residents of properties across the river from it, especially erven 5209 (the objector), 3512, 3705 and 5201 (to a lesser extent).
- g) If approved, the proposed development concept of free standing , self-catering guest units spread across the agricultural property will have a detrimental cumulative impact on the development of similar properties between in the urban conservation area (Overlay zone in the Langeberg Integrated Zoning Scheme, 2018), as it will serve as precedent for a proliferation of such units across the area, which will destroy its agricultural character and special scenic quality.

**PART K: ANNEXURES**

- Annexure 1: Location-, site- and building layout plans
- Annexure 2: Motivation report
- Annexure 3: Objection
- Annexure 4: Applicant's response to objection
- Annexure 5: Zoning certificate with original approval and site plan

**PART L: AUTHOR SIGNATURE**

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J L E R VAN ZYL

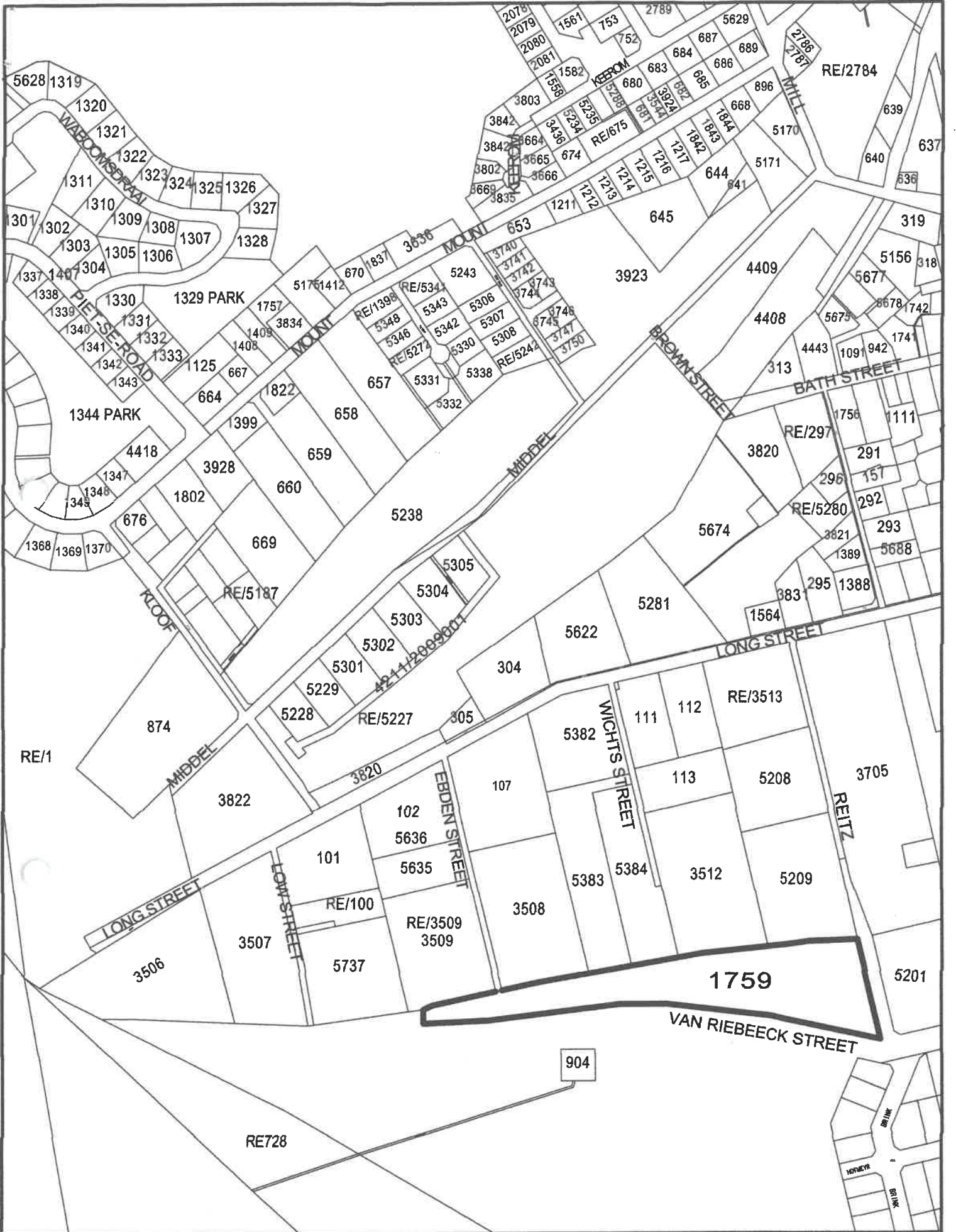


19.6.2023  
.....  
DATE



**ASSISTANT MANAGER: TOWN PLANNING**  
**REGISTERED PROFESSIONAL PLANNER – NO. A/1170/2000**

Location-, site- and building layout plans



# LOCATION PLAN: ERF 1759 MONTAGU

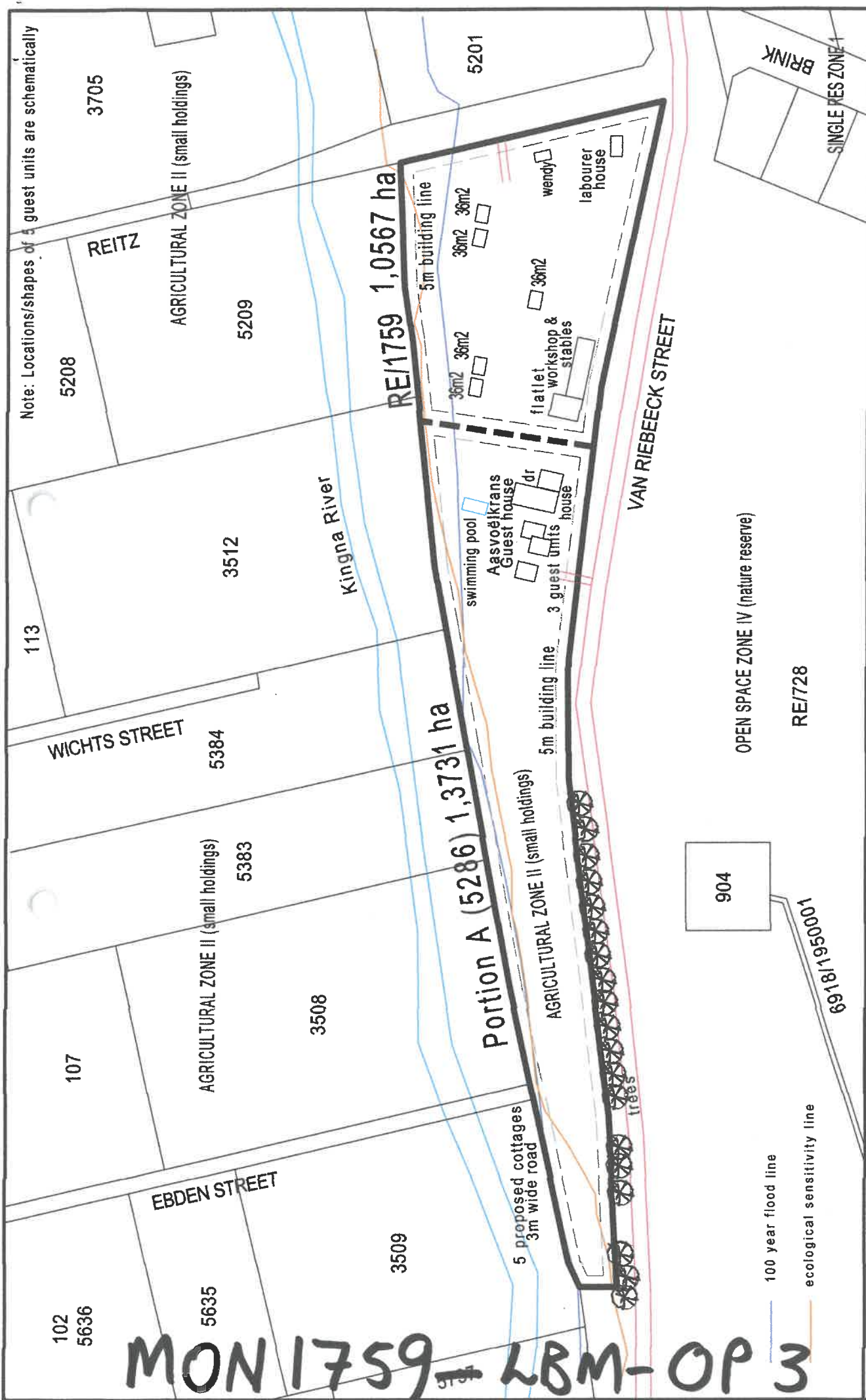


**UMSIZA**  
**PLANNING**  
 Town and Regional Planner

SCALE 1:5000



Note: Locations/shapes of 5 guest units are schematically



MON 1759 - LBM-OP 3

**JMSIZA**  
PLANNING  
Town and Regional Planner

SCALE 1:2000

PLAN: E1759M



**ERF 1759 MONTAGU: SUBDIVISION PLAN & SITE PLAN FOR PROPOSED 5 UNITS @36m2 (APPROVED)**

2

## Motivation report

# MOTIVATIONAL REPORT

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## Erf 1759 Montagu: Application for SUBDIVISION

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### 1. PURPOSE OF APPLICATION

According to Section 15(1) of the Langeberg Municipal Land Use Planning Bylaw of 2015, *no person may commence land development without the approval of the Municipality*. According to Section 15(2) the owner of land may apply to the Municipality for, *inter alia*, a subdivision of land.

### 2. BACKGROUND

The subdivision of Erf 1759 Montagu into two similar portions was approved during 2005 and a Surveyor General diagram was approved (SG No 4662/2005) for the newly created Erf 5286 Montagu of 1,3731 ha.

This was, however, never registered and the approval has lapsed after five years.

[Although not registered, the Re/1759 and Erf 5286 are indicated separately in the municipal data basis and have been recognized as two erven from 2005.]

The subdivision was approved on condition that the consent for guest house is only applicable on the portion where the current guest house is located.

### 3. LOCATION & CHARACTERISTICS OF SITE and SURROUNDING AREA

Erf 1759 Montagu / No 1 Van Riebeeck Street is located adjacent south of the Kingna River and is the first erf on the western side that gets access from Van Riebeeck Street. This erf forms part of the urban agriculture between Long Street and Van Riebeeck Street for which Montagu is known for and characterized by.

Erf 1759 belongs to Timothy Ursinus Alston and is 2,4298 ha in extent according to Deed of Transfer T25204/1983.

The erf is long and narrow-shaped, with a width of approximately 100m of the eastern side that is gradually reduced to 16m on the western end.

The Aasvoëlkrans Guest House with three garden rooms and swimming pool is located *more or less in the middle of the erf*. The western, narrow portion is planted with grazing for horses.

A workshop, flatlet ( $\pm 55\text{m}^2$ ) and stables are located to the east of the guest house. Other improvements are a labourer's house near the corner of Van Riebeeck - and Reitz Streets and wendy house along Reitz Street.

The remainder of the erf is planted with grazing for the horses.

#### 4. LEGISLATION AND PLANNING GUIDELINES

According to the Langeberg Integrated Zoning Scheme Bylaw (IZS), P.N. 71/2018, the application site is zoned for **Agricultural Zone II** with *smallholding* as primary use.

"*Smallholding*" means an extensive landholding of minimum 0,86 ha in extent, including a dwelling house that is primarily a place of residence on which small scale agricultural activities may take place.

According to the attached zoning certificate, approval for a departure has been obtained for a guest house with maximum 8 guest units/16 guests. Three of these guest units have been built.

The most applicable planning guideline in the Montagu Spatial Development Framework (SDF) of 2014 is that the urban agricultural areas need to be protected and consolidated as important ecological and heritage resources.

This application adheres to the minimum size with no change in land use or character.

#### 5. APPLICATION

Application is made in terms of Section 15(2)(d) of the Langeberg Municipal Land Use Planning Bylaw 2015 for the subdivision of Erf 1759 Montagu into:

- Remainder (RE/1759 on Plan) of 1,0567 ha; and
- Portion A of 1,3731 ha.

[Similar to approved LG No 4662/2005 (Erf 5286 Montagu).]

15



The letter regarding the previous subdivision and accompanying rights for guest house dated 26 November 2008 refers (attached).

In this letter it is stated that all guest units must be built on the one portion and that if this is *not the case, similar rights have to be applied for on the other portion.*

It is requested that this condition be discarded to allow the building of the additional units on the proposed Remainder as indicated on the Subdivision Plan.

Motivation for this request is as follows:

- • The number of approved units will remain similar on the same size of land (although two different portions) with the same impact and desirability - the desirability of the application was evaluated on the whole of Erf 1759 Montagu. If an additional application has to be lodged for the proposed Remainder as stated in the letter, this will increase/double the number of guest units on the same size of land resulting in a higher density and impact;
- The proposed location of the units will be just as close or even closer to the existing Aasvoëlkrans Guest House on the Remainder in comparison with further away from the existing guest house on Portion A due to the long and narrow form of this portion.
- The proposed Remainder has a more desirable form that will allow a more nodal and compact development;
- The additional units on the Remainder will mostly be hidden at the back of the broader erf and behind other structures with less visual impact from Van Riebeeck Street in comparison with additional structures spread out along the street on proposed Portion A;
- The proposed larger open area at the back of the proposed Remainder will be more private with less street noise and more attractive to potential tourists; and
- Alternative access from Reitz Street to the five guest units can also be considered as a possible lower impact.

## 6. NEED & DESIRABILITY

The application meets the development principles of the Spatial Planning and Land Use Management Act, 2013 (SPLUMA) and the Land Use Planning Act, 2014 (LUPA), i.e. spatial justice, efficiency, sustainability and resilience.

The subdivision will create the opportunity for an additional, cost-effective cadastral entity that adheres to the minimum size of a smallholding.



Small holdings are non-sustainable agricultural units that provide life styles rather than livings and therefore the subdivision of this property will not impact negatively on the liveability or viability of the erf.

*The long and narrow shape of the property is desirable for the subdivision into two more functional shaped portions that can be more optimally used.* The long frontage of the erf allows easy and adequate access to both portions, and in addition, the proposed remainder gets also alternative access from the southern part of Reitz Street.

The subdivision will have minimal impact on the surrounding environment with the Kingna River as buffer to the north and nature reserve along its southern boundary. The existing urban agricultural use and character will remain unchanged and will be protected as required.

The approved five guest units will be optimally located, mostly at the back of existing structures on proposed Remainder with less visibility from Van Riebeeck Street, if approved.

The proposed subdivision will allow only one additional primary right, i.e. the right for a primary house for the owner on the Remainder.

## **7. CLOSURE / END REMARK**

The proposed subdivision of Erf 1759 Montagu adheres to the definition of a smallholding and applicable development parameters and will cause no change in the existing urban agriculture character as the land use will remain the same.

## Objections

# The Tax Academy (Pty) Ltd

Reg. No: 2007/005852/07

4 Reitz Str, Montagu, 6720

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26 Augustus 2022

PER HAND

U VERWYSING: Ref: 15/4/8/2

Mnr. M. Johnson  
Directeur: Ingenieursdienste  
Langeberg Munisipaliteit  
Piet Retief Straat 3  
**MONTAGU**  
6720



Geagte Mnr. Johnson,

**IS: VOORGESTELDE ONDERVERDELING: ERF 1759, VAN RIEBEECKSTRAAT 1,  
MONTAGU**

Bogenoemde aangeleentheid, asook u skrywe gedateer **27 Julie 2022**, verwys.

1. Skrywer bevestig dat *The Tax Academy (Pty) Ltd* die geregistreerde eienaar is van Erf 5208 en Erf 5209, Montagu, en is dus 'n belanghebbende party in hierdie verband.
2. Ingevolge Artikel 50 van die Langeberg Verordening op Gondgebruikbeplanning (PK264/2015), bevestig ons dan hiermee ons beswaar teen die voorgestelde onderverdeling en versoek ons, met respek, dat die applikant die aansoek heroorweeg en/of hersien op die gronde soos hierin uiteengesit.

# The Tax Academy (Pty) Ltd

Reg. No: 2007/005852/07

4 Reitz Str, Montagu, 6720

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## 1 AGTERGROND

1. Erf 1759 Montagu word bedryf as 'n gastehuis en is bekend as *Aasvoëlkrans Bed & Breakfast*, en is geleë aan die suidekant van die Kingnarivier. Die erf vorm deel van die stedelike landboukarakter waarvoor Montagu bekend staan.
- 1.2 'n Formele skrywe gedateer **26 November 2008** is uitgereik deur Mnr. J. V. Brand, Bestuurder: Stadsbeplanning, en was gerig aan die eienaar van Erf 1759 Montagu. Sodanige skrywe het Dr. Alston se aandag pertinent daarop gevestig dat die goedkeuring vir die vergunningsgebruik vir 'n gasteplaas op Erf 1759 toegestaan is, en is meegedeel dat die regte nie oorgedra mag word op 'n onderverdeelde gedeelte nie.
- 1.3 Mnr. Brand het verder bevestig dat indien die grond formeel onderverdeel sou word soos beoog in 2005, 'n nuwe grondgebruiksaansoek gerig sal moet word vir 'n vergunningsgebruik om 'n gasteplaas op die nuutgeskepte gedeelte te vestig.
- 1.4 Die voorgestelde onderverdeling wat in 2005 toegestaan is, het sedertdien verval, en het tot die skep van 'n ongeregistreerde Erf 5286 tot gevolg gehad.
- 1.5 Met die toestaan van die destydse onderverdeling en latere goedkeuring van die bouplanne vir twee gaste-eenhede op **24 November 2008**, is 'n voorwaarde opgelê dat die vergunningsgebruik slegs van toepassing sal wees op die gedeelte waar die huidige gaste-eenhede geleë is. Die toestaan van die onderverdeling het dus tot gevolg gehad dat die nuutgeskepte gedeelte geen gasteplaas vergunningsregte sal hê nie.

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- 1.6 Die aansoek soos voorgehou, het slegs ten doel om heraansoek te doen vir die onderverdeling. Die sonering van Erf 1759 is Landbou Sone II met 'n vergunningsgebruik vir 'n gasteplaas.

## 2 GRONDE VIR BESWAAR

- 2.1 Die huidige aansoek sluit in 'n versoek dat die verbod opgehef word en motiveer 'n oordrag van gasteplaas vergunningsregte, wat sal behels dat vyf (5) gaste-eenhede opegrig kan word en dat 'n outomatiese vergunningsgebruik vir 'n gasteplaas op die Restant (RE/1759) aanleiding sal gee. Sodanige onderverdeling en gepaardgaande versoek vir afskaffing van voorwaardes kan ongelukkig nie ondersteun word in terme van die huidige onderverdelingsaansoek nie.
- 2.2 Die moontlikheid van agt (8) gaste-eenhede was voorheen goedgekeur op grond van die gasteplaas vergunningsbegruik en deeglike oorweging van die totale omvang van Erf 1759, die nodige ontwikkelingsplan, deeglike oorweging van die impak op die natuur, die bestaande weiding vir perde, asook die impak op die stedelike landboukarakter waarvoor die omgewing bekend is.
- 2.3 Dit blyk uit die korrespondensie dat die bouplanne wat oorweeg en goedgekeur was gedurende 2008, sodanig oorweeg was in die lig dat die Aasvoëlkrans B&B gasteplaas bedryf sal word met minimum impak op die stedelike, landelike karakter van die omgewing, en die feit dat dit wel as 'n enkele ekonomiese eenheid en gastehuis bedryf sou word met die voldoende infrastruktuur, insluitende munisipale diensteaansluitings, gasteparkering, 'n sentrale kombuis vir gaste, asook sentrale ontspanningsgeriewe (bv. swembad, ens.) vir gaste wat verband hou met die Aasvoëlkrans gastehuis.

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- 2.3 Die oorwegende beswaar is dus dat die eienaar regte wil bekom sonder die nodige en formele grondgebruiksaansoek in terme van die Munisipale Verordening.
- 2.4 'n Verdere beswaar is die verspreiding van vyf (5) nuwe eenhede soos tans aangedui in die aansoek, en die feit dat sodanige ontwikkeling in die huidige formaat en uitleg, wesenlik afbreek sal doen aan die positiewe stedelike landboukarakter van die area wat dan ook aangrensend is aan die natuurreservaat sone IV.
- 2.5 Die aansoek soos voorgehou in die huidige formaat versoek slegs goedkeuring vir onderverdeling, en bevat nie 'n aansoek om wysiging van goedkeuringsvoorwaardes om die nodige voorwaarde wat die gasteplaas beperk tot die Aasvoëlkrans B&B area, waar die huidige eenhede geleë is, te verwyder of wysig nie. Daar word slegs versoek in die motivering dat die voorwaarde ter syde gestel word om oorblywende eenhede wat verband hou met die Aasvoëlkrans B&B op die Restant RE/1759, op te rig.
- 2.6 In terme Artikel 15 van die Langeberg Verordening op Grondgebruikbeplanning van 2015 mag geen persoon begin of voortgaan met enige ontwikkeling, anders as in Artikel 24 aangehaal, sonder goedkeuring van die Plaaslike Owerheid nie.
- 2.7 Die vestiging van gaste-eenhede resorteer nie onder die vrystellings soos aangehaal in Artikel 24 nie. Die volgende ontwikkelings soos gestipuleer in Artikel 15(2) van die Verordening benodig formele goedkeurings:
- 2.7.1 (2)(h) 'n Wysiging, verwydering of oplegging van voorwaardes ten opsigte van 'n bestaande goedkeuring; en
- 2.7.2 (2)(o) 'n Vergunningsgebruik soos beoog in die soneringskema.

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2.8 Soos aangehaal word in die tersaaklike geïntegreerde soneringskema regulasies van Mei 2018, word die volgende gebruike onder Landbou Sone II toegelaat:

1	2	3
Zoning	Primary use	Consent use
<b>Agricultural Zone II (AZII)</b>		
<i>The objective of this zone is to accommodate larger residential properties, which may be used for limited agriculture, but primarily serve as places of residence for people who seek a rural lifestyle.</i>	<b>Primary use</b> <ul style="list-style-type: none"><li>• Smallholding</li><li>• Agriculture</li></ul>	<b>Consent uses</b> <ul style="list-style-type: none"><li>• Agricultural industry</li><li>• Animal care centre</li><li>• Aqua-culture</li><li>• Farm shop</li><li>• Farmer's market</li><li>• Freestanding base telecommunication station</li><li>• Guest house</li><li>• Intensive horticulture</li><li>• Plant nursery</li><li>• Renewable energy structure</li><li>• Riding school</li><li>• Rooftop base telecommunication station</li><li>• Second dwelling</li><li>• Tourist facilities</li><li>• Utility service</li></ul>

2.9 Dit is dus duidelik uit bogenoemde uittreksel dat gaste-eenhede slegs as 'n vergunning toegestaan kan word. Die aansoek soos voorgehou is dus gebrekkig omrede dat daar ook nie in terme van die Verordening aansoek gedoen word vir 'n vergunning vir die vestiging van die huidige Aasvoëlkrans B&B gaste-eenhede nie.

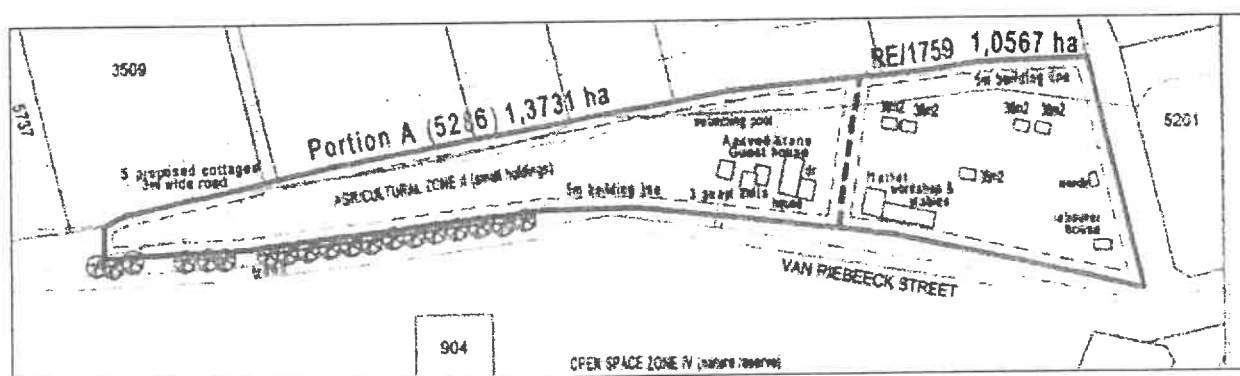
2.10 Die aansoek, soos voorgehou, het ten doel om 'n Gedeelte A en 'n restant te skep. In terme van die aansoek, sal die huidige Aasvoëlkrans B&B gasteplaas eenhede vestig op Gedeelte A, wat dan 'n nuwe erfnummer kry. Regte is toegestaan op Erf 1759, wat in effek beteken dat die regte op die restant vestig, en nie op Gedeelte A soos voorgehou nie. Regte soos toegestaan word gekoppel aan 'n

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grondeenheid/erfnommer. Die toestaan van die onderverdeling sal dus skynbaar aanleiding gee tot onwettige grondgebruik op Gedeelte A (Ongeregistreerde erf 5286).



- 2.11 Verder stipuleer die aansoek nie of die voorgestelde nuwe vyf (5) eenhede wat versoek word om op die Restant opgerig te word, dan wel deel sal vorm van die bestaande Aasvoëlkrans B&B gasteplaas nie, en of dit as twee aparte entiteite bedryf sal word nie. Die skep van twee gasteplase aangrensend aan mekaar wat nie verband hou nie, kan nie as sinvolle beplanning geag word nie, en sal die meer aanvaarbare opsie wees om die vyf (5) nuwe eenhede te plaas op dieselfde grondeenheid as die bestaande Aasvoëlkrans B&B gaste-eenhede, om dan wel as 'n enkele ekonomiese eenheid met 'n kombuis en ontspanningsgeriewe (bv. gemeenskaplike swembad) te funksioneer sodra die nodige grondgebruiksregte verkry is. Sodanige verdere ontwikkeling sal ook hopelik 'n laer impak op die omgewing en natuur veroorsaak, maar steeds toerisme bevorder.



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### 3 TEN SLOTTE

U word dus hiermee vriendelik versoek om nie die aansoek om onderverdeling te oorweeg alvorens die aansoek soos voorgehou nie dienooreenkomstig die tersaaklike wetgewing en ander oorwegings soos uiteengesit in hierdie beswaar, gewysig word nie.

Ons versoek u dus vriendelik om die geleentheid gegun te word om verdere kommentaar te lewer op enige hersiende aansoek wat mag dien.

Ons bedank u vir die geleentheid om deel te neem aan proses.

Die uwe,



**E S KLUE**

**BESTURENDE DIREKTEUR**

**THE TAX ACADEMY (PTY) LTD**

Datum: .....26/08/2022.....

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Applicant's response to objection

26 September 2022

Municipal Manager  
Langeberg Municipality  
Private Bag X 2  
**ASHTON**  
6715

For attention: Jack van Zyl

**ERF 1759 MONTAGU: APPLICATION FOR SUBDIVISION: REPLY ON OBJECTION RECEIVED**

The objection received from The Tax Academy (Pty) Ltd on the above-mentioned application refers.

The difficulty with the approval for the guest lodge and the execution of the land use rights is that no specific Site Development Plan was approved with the application. Item 2.2 that states that a development plan was thoroughly considered, is therefore not true.

Approval has been obtained for a guest lodge with eight guest rooms without any approved Site Development Plan.

The impact of the eight guest rooms were evaluated on the whole of Erf 1759 Montagu.

There was no condition of approval that the guest house is limited to the one specific area, and therefore an application to change that condition would not be possible.

Such a statement was later made in a letter from the Municipality after a similar subdivision application.

Therefore, there is also no need for an additional application, as the existing rights for eight guest rooms have been approved on Erf 1759 Montagu. These rights stand and cannot be taken away.

If a property is subdivided, there will be a remainder and a new numbered portion. The existing land uses and rights on both portions will remain. In this case, there are no approved site development plan and therefore a proposal was submitted as part of the subdivision application to secure these rights on specific locations.

The proposal does not strive or request to create two lodges, but only wants to keep the same land use impact as was considered and approved.

It is agreed that a subdivision is not feasible if the one portion of land is dependent on the use of the other portion.

The definition of a guest lodge is an appropriate scaled establishment that provides temporary residence and meals for transient guest and includes.....and self-catering facilities.

Because the rooms can be self-catering, the need to use only one kitchen at the existing lodge is not required and therefore the two portions are not necessarily dependent on each other.

Although it will be two owners in comparison with one, the facilities can still be known as the Aasvoëlkrans Guest House West and East.

The execution of the approved land use rights and impact on Montagu as a town is more important than technical rights and wrongs that are debated.

The impact of the addition 5 small (35m<sup>2</sup> each) guest rooms on the whole property needs to be ascertain.

The building of additional rooms in a row along Van Riebeeck Street (proposed Portion A) will have a much larger visual impact on Montagu town in comparison with building them at the back of existing structures (stables and future primary dwelling on proposed Remainder) along Van Riebeeck Street on a wider area along the river.

The location of the additional rooms as on the proposed SDP will have a visual impact on the objector, who owns Erven 5208 and 5209 on the northern side of the river.

The distance between the proposed rooms and the river is, however 60m with another 25m between the river and the objector's house. The impact will therefore be small and can be mitigated with the planting of trees to hide the structures.

The existing Aasvoëlkrans Guest House is serviced with an existing french drain that was installed 40 years ago.

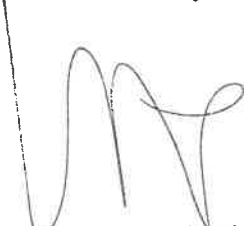
With any additional development / expansion, this system will have to be linked to the municipal connection in Reitz Street that is located 192m away, with additional extensions to the new units over a further distance of approx. 150m if located on proposed Portion A.

All buildings on the eastern side of the property (proposed Remainder) are already linked with the existing municipal connection in Reitz Street. Three of the proposed additional units will be located next to this existing line and linked, while two units will be added on an alternative line.

Therefore if the services are taken into account, the placing of the new units on the proposed Remainder will be more desirable with a lower impact especially in this area along the Kingna River.

For your consideration please,

Yours sincerely,



Anna-Christa Redelinghuys  
Pr.Pln A/1076/1998

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Zoning certificate with original approval and site plan

10 Februarie 2021

## **SONERINGCERTIFIKAAT**

### **VIR WIE DIT MAG AANGAAN**

Hiermee word gesertifiseer dat Erf 1759, Montagu, gesoneer is as:

#### **Landbousone II**

##### **Primêre gebruiksreg:**

Kleinhoewe, insluitend

- Kleinskaalse landbou-aktiwiteite en 'n woonhuis

[insluitend verwante gebruike naamlik: Stoorkamer, Motorhuis, Addisionele wooneenheid tot 60m<sup>2</sup>, Braaikamer, Tuisberoep, Loseerders, Huishoudelike hernubare energiestrukture, B&B (tot 2 kamers), Tuis-kindersorg (tot 6 kinders)]

Landbou, insluitend:

- Woonhuis
- Plaasbestuurdershuis
- Plaaswerkershuse (volgens behoefte op grondeenheid)
- Dakgeplaaste telekommunikasiestasie
- Créche
- Pakstoor

##### **Vergunningsgebruike toegeken:**

- Geen

##### **Afwykings van toepassing:**

- Regte om 'n Gasteplaas met 'n maksimum van 16 gaste en 8 slaapkamers / gastesuites te bedryf ooreenkomstig die goedkeuring van 'n vergunningsgebruik onder die voormalige Montagu Soneringskema per goedkeuringsbrief van 25 September 2002 (aangeheg), onderhewig aan die voorwaardes soos in daardie skrywe uiteengesit. [Die skrywe van 25 September 2002 vorm 'n integrale deel van hierdie soneringsertifikaat en die sertifikaat is nie geldig daaronder nie.]

**Ontwikkelingsparameters (Kleinhoewe):**


<b>Straatboulyn</b>	5m + terugset langs geproklameerde paaie
<b>Syboulyn</b>	5m
<b>Agterboulyn</b>	5m
<b>Hoogte</b>	Woonhuis = 6m tot muurplaat en 8.5m tot nok Ander landbougeboue = 15m
<b>Dekking</b>	Geen voorgeskryf
<b>Parkering</b>	Volgens tipe gebruik soos gespesifiseer in Artikel 42(3) van die Langeberg Munisipaliteit: Geïntegreerde Soneringskema Verordening, 2018.
<b>Ander reëls</b>	Pakstore groter as 2000m <sup>2</sup> is onderhewig aan ingenieursverslae, diensteooreenkomste, omgewings- en erfenisvereistes.  Crèche: Maksimum 20 kinders; Bedryfsure tussen 06h00 en 18h00

Die bostaande omskrywings en ontwikkelingsparameters is 'n opsomming van inligting in die Langeberg Munisipaliteit: Geïntegreerde Soneringskemaverordening, 2018, welke dokument as die enigste korrekte weergawe vir verwysing sal dien in geval van enige verskille, onduidelikhede of teenstrydighede ten opsigte van die gebruiksregte en ontwikkelingsparameters.

**NOTA:**

Die bostaande sonering en gebruiksregte is van toepassing op die bogenelde eiendom vanaf die inwerkingtreding van die Langeberg Munisipaliteit: Geïntegreerde Soneringskema-verordening, 2018, op 18 Mei 2018, toe die sonering en regte soos toegeken onder die voormalige soneringskema, omgeskakel is ingevolge Artikel 7 van die gemelde verordening na die ooreenstemmende sonering en gebruiksregte in die vervangende soneringskema.

Die uwe

  
**M JOHNSON**  
**DIREKTEUR : INGENIEURSDIENSTE**



**WASE-BREËRIVIER WYNLAND**  
**BREEDE RIVER WINELANDS**  
MUNISIPALITEIT ~ MUNICIPALITY ~ UMASIPALA

Posbus 24 PO Box  
Montagu  
6720

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023-6141841

E-Pos montagumun@lando.co.za E-Mail

Ons Verw Nr / Our Ref No  
Isalathiso 16/1/2/1

Navrae / Enquiries  
Mnr M Oosthuizen Imibuzo

25 September 2002

Mnr T U Alston  
Aasvoëlkrans  
Van Riebeeckstraat 1  
MONTAGU  
6720

Geagte mnr Alston

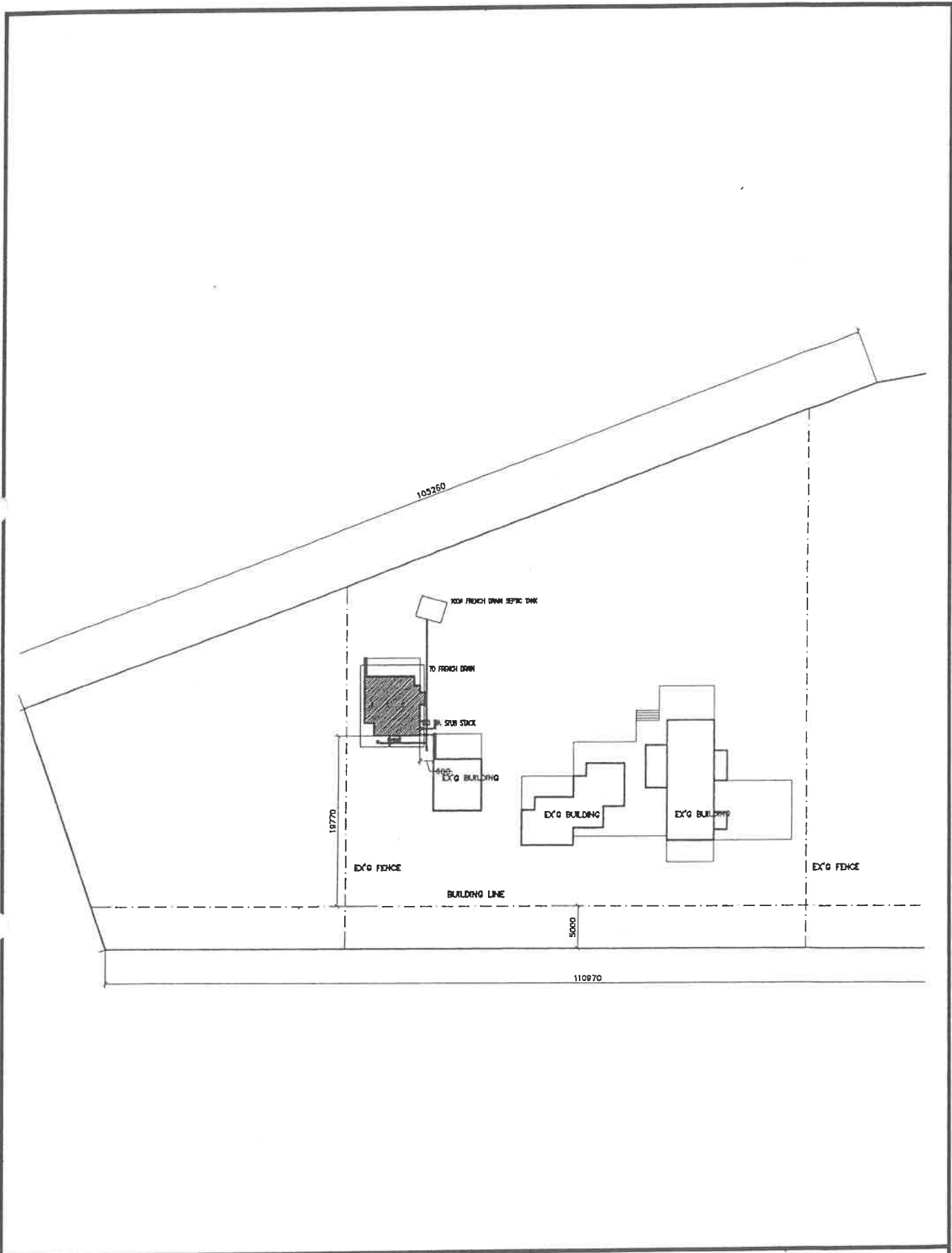
**VOORGESTELDE VERGUNNINGSGEBRUIK:- ERF NR 1759, VAN RIEBEECKSTRAAT 1,  
MONTAGU, VERGUNNING OP LANDBOUSONE VIR 'N GASTEPLAAS  
(AASVOËLKRANS)**

1. U aansoek gedateer 16 Augustus 2002 het betrekking.
2. Die Raad het ingevolge Artikel 16 van Ordonnansie 15 van 1985, met ingang van 23 September 2002, die aansoek om 'n vergunningsgebruik op Erf Nr 1759, groot 2,4298 ha, soos aangetoon op die aangehegte plan vir doeleindes van vestiging van 'n gasteplaas op Landbousone toegestaan onderhewig aan die volgende voorwaardes:-
  - 2.1 Alle toepaslike vereistes soos omskryf in die Dorpsbeplanningsregulasies moet nagekom word.
  - 2.2 Dat nie meer as 16 mense en 8 slaapkamers / suites toegelaat sal word vir oornagakkommodasie binne die vergunning vir 'n gasteplaas nie.
  - 2.3 'n Hotel, koshuis en verblyfsonderneming is van die omskrywing uitgesluit.
  - 2.4 Indien meer as 8 slaapkamers / suites benodig word, word dit beskou as 'n oord en is 'n hersonering van die eiendom nodig.
  - 2.5 Dat die afsonderlike kamers of suites slegs deur middel van korttermyn verhuring bemark mag word.
  - 2.6 Dat die gebou slegs vir die doeleindes van binneverbruik en onderworpe aan enige voorwaardes of beperkings wat die Raad mag stel, gelisensieer mag word.
  - 2.7 Die eienaar moet woonagtig wees op die perseel.

- 2.8 Een parkeerplek vir elke gaste slaapkamer / suite moet op die betrokke erf voorsien word.
- 2.9 Dat die addisionele heffings betaalbaar sal wees.
- 2.10 Bouplanne voorgelê word, vir goedkeuring alvorens enige toekomstige bouwerk mag begin, in terme van die Wet op Nasionale Bouregulasies en Boustandaarde.
- 2.11 Gewysigde bouplanne van die nuut voorgestelde eenheid moet aan die Boubeheerbeampte voorgelê word vir goedkeuring.
- 2.12 Alle voorgestelde nuwe bouwerk moet bo die 1-in-50-jaar vloedlyn wees.
- 2.13 Weens die toevoeging van 'n addisionele eenheid op die perseel word 'n verdere las op die syperioolstelsel geplaas. 'n Skrywe ontvang vanaf Departement van Waterwese en Bosbou het bevestig dat geen syperiool in die 100 jaar vloedlyn opgerig mag word nie. Dit bring mee dat die bestaande woning met al sy uitbreidings aan die Munisipale Rioolstelsel in Reitzstraat gekoppel moet word.
- 2.14 Voordat enige voedsel verkoop of op die perseel voorberei mag word, moet daar ingevolge artikel 3 van Regulasie 918 van 30 Julie 1999 (regulasies met betrekking tot die Algemene Higiëne vereistes vir voedselpersele en die vervoer van voedsel), afgekondig onder die Wet op Gesondheid (wet 63 van 1977), skriftelik by die Raad om 'n Geskiktheidsertifikaat aansoek doen.
- 2.15 Indien die bestaande elektriese aansluiting vergroot moet word, is die eienaar verantwoordelik vir alle kostes verbonde daaraan.
- 2.16 Advertensietekens moet voldoen aan die Raad se beleid.
3. U aandag word ook gevestig op die volgende:-
  - 3.1 Regulasies 3.5.1 en 3.5.2 van die regulasies uitgevaardig kragtens Artikel 47(1) van Ordonnansie 15 van 1985;
  - 3.2 Artikels 26, 27 en 28 van Ordonnansie 15 van 1985.
4. Sukses word u toegewens met die ontwikkeling.

Die uwe

  
M. NEL  
MUNISIPALE BESTUURDER  
MO/lm



BREËRIVIER WYNLAND MUNISIPALITEIT  
**STADS- EN STREEKBEPLANNING:-**  
 MONTAGU KANTOOR

VOORGESTELDE VERGUNNINGSGEBRUIK:- ERF NR. 1759,  
 VAN RIEBEECKSTRAAT 1, MONTAGU, VERGUNNING OP  
 LANDBOUSONE VIR 'N GASTEPLAAS (AASVO&BLKRANS)

**UITLEGPLAN**

SEPT 2002

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