PROPOSED REZONING AND SUBDIVISION

Portion of Erf 134 (SG Diagram 7203/56),

Infanta



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1. INTRODUCTION

1.1 Appointment and Brief

We have been appointed by Westerhelling Investment CC to prepare and submit the statutory land use application necessary for the subdivision and rezoning of a 3.89-hectare portion of erf 134, at Infanta to permit the construction of an additional 20 single dwelling residential units. A copy of the necessary power of attorney is attached to this report**.** A resolution authorising Mark de Agrella to act on behalf of Westerhelling Investment CC is attached to this report.

The overall design philosophy guiding the proposal is based on an architectural approach, which draws from the best emerging architectural qualities inherent in the older Infanta settlement while respecting environmental issues identified through the various specialist studies that have been undertaken. A set of Architectural Guidelines have been developed to ensure that this occurs. It is proposed that these guidelines will form part of the statutory controls governing the future development of the land.

The intention is to ensure that intervention in the natural landscape will be minimized. Every effort will be made to ensure that the placing of all buildings will respect the natural elements, which make up the landscape. These include ridgelines, watercourses, areas of significant and valuable indigenous vegetation, and primary dune vegetation, amongst other things.

Building footprints will be positioned within a Fynbos landscape and landscaped or cultivated garden spaces. All environmentally sensitive areas will be protected, and pedestrian access to these areas will be limited and controlled.

1.2 Summary of the Application

The application entails the subdivision and rezoning of a 3.89 hectare portion of erf 134, Infanta, from Agricultural Zone (AZ) to Subdivisional Area (to permit portions of the site to be zoned Residential Zone 1(R1), Public Open Space (POS), Private Open Space (PrOS), Natural Environment Zone (NES), Utility Zone (UZ), Transport Zone 1 (TZ) (Private Road) and Transport Zone 2 (Prov Road) in terms of Section 15(2) of the Swellendam Municipal By-Law on Land Use Planning, 2020, to permit the development of the property in accordance with the proposed layout and design guidelines contained in this application. The remainder of the site, the vast majority of Erf 134, will not be rezoned and will remain zoned for agriculture, and remain in its current natural vegetated state. This portion of the site is not the subject of the application at hand.

Environmental specialists at PHS Consulting have been appointed to undertake the necessary Environmental Impact Assessment and the findings of the various specialist studies undertaken as part of this process have informed the overall design proposal.

2. THE PROPERTY IN QUESTION

2.1 Subject Property Details

Erf 134, owned by Westerhelling Investments CC, is 85.6 ha in extent. The application at hand is for a 3.89 ha portion of erf 134, Infanta. The remainder of the site (81.7ha), which is located to the west of the road leading into Infanta, will not be developed and will remain zoned Agriculture Zone (AZ). This application excludes that portion of erf 134. See **Figure 1** below for the extent of the site.



Figure 1: The portion of erf 134 that forms the subject of this application.

2.2 Locality and Surrounds

The seaside settlement of Infanta is located 1 km south of the mouth of the Breede River and within the Swellendam Local Municipality in the Overberg District Municipality of the Western Cape Province. To the south east of the settlement lies The De Hoop Nature Reserve and the associated Marine Reserve lies directly to the north east. The town of Witsand, which is located on the opposite, eastern bank of the Breede River, falls within the Hessequa Local Municipality of the Eden District Municipality. **Diagram 1**, attached to this report depicts the regional context of Infanta. **Diagram 2** provides a Sub-Regional context. **Diagram 3** is an aerial photo indicating the position of the land in question within the context of the Infanta settlement.

Erf 134, Infanta is located between the Infanta village (an orthogonal grid settlement adjacent to the coastline) and Infanta Park (a later suburban development), some 50 km south east of Swellendam and about 1 km south east of the Breede River mouth – see **Diagram 3** an Aerial Photo of Infanta and surrounds. Infanta is situated on a portion of the Potteberg Estate, which consisted of a number of farms, which were acquired by Anders Ohlsson in the early 1900s. The portion of land on which Infanta appears to have been established is Rietfontein.

This land was subdivided from the Potteberg Estate in 1927. Plans were submitted in 1949 by Infanta Pty Ltd for a coastal village with a hotel and school. To date the settlement has remained predominantly a seasonal holiday destination.

Erf 134 is 85.6 hectares in size and stretches from the Indian Ocean coastline in a westerly direction. The property is traversed by the main access road into Infanta Village (north west to south east direction). The portion of erf 134 lying east of the main road is the portion, which is the subject of this planning application. The remainder of erf 134 is not part of this application.

The existing settlement of Infanta is comprised of two parts. The older settlement dating back to the 1950's, takes the form of an orthogonal grid. It is located immediately to the south of the site. Infanta Park, a slightly later suburban development, is located immediately to the west. The entire property lies within the jurisdiction of the Swellendam Local Municipality (SLM) in the Overberg District Municipality (ODM) of the Western Cape Province (WCP).

Figures 2 to 11 below provide an indication of the property and its borders with the surrounds.



Figure 2: The position of the site is strategically positioned between the two parts of the Infanta settlement.



Figure 3: The entrance to Infanta with the land in question on the left.



Figure 4: The coastal edge of the property in question.



Figure 5: The southern edge of the property concerned. The property abuts development on this edge.



Figure 6: The southern edge of the property concerned – looking West.



Figure 7: The north side of Infanta abutting the portion of the property which will not be rezoned.



Figure 8: Looking southwest towards the rest of erf 134 which will not be rezoned.



Figure 9: Looking west towards the residential area on the north of the entry road into Infanta.



Figure 10: Looking westerly with the northern boundary of the property in the middle of the photo.



Figure 11: The centre of the proposed development looking towards the main part of Infanta.

2.2 Existing Zoning

Erf 134 is zoned Agriculture Zone (AZ) in terms of Swellendam Municipality Integrated Zoning Scheme Regulations, June 2020 as amended**. Agriculture Zone:** zoning permits a primary use of**:** Agriculture, Agricultural building, Bed and Breakfast establishment, Crèche, Dwelling house, Employee housing, Limited occupational practice, Nursery, and Pack store. See **Figure 12** below for an extract of the Zoning Map which is attached to the Zoning Scheme for Infanta. The property lies inside the defined Urban Edge.

'Agriculture' is defined as**; "**The cultivation of land for crops and plants, or the keeping and breeding of animals, or the operation of a game farm, including use on an intensive basis of the natural veldt or land**".**

Consent uses allowed in terms of this zone include:

- Additional dwelling-units
- Agricultural industry
- Agri-village
- Antennae Structure
- Camping site
- Community facility
- Farm Shop
- Farm Stall
- Guest-house
- Heli-port; Air strip

- Intensive feed farming
- Kennel
- Quarry
- Occasional use
- On-farm educational institution
- Picnic and braai facilities
- Place of Assembly
- Renewable Energy Structure
- Riding School
- Special use
- Service Trade
- Tourist facilities

Only three development parameters are defined for this use zone:

Building lines

A street building line of at least 30m and a common boundary line of at least 30m.

Height

The maximum height of all buildings shall be:

(i) 8.5m for a dwelling house, measured from the base level to the top of the roof;

(ii) 12m, measured from the base level to the top of the roof, for agricultural buildings other than the dwelling houses; and

(iii) Employee housing is limited to 8.5m.

Floor Area

The total floor area for all dwelling units (including second dwelling houses, additional dwelling houses and guest houses) on the land unit, including the space for bona fide agricultural workers employed on the land unit will not exceed 1000m^2.

Other

All land designated mountain catchment area, in terms of the Mountain Catchment Areas Act, 1970, is hereby deemed Natural Environment Zone, and subject to that legislation and the provisions of that Zone as set out in this By-Law.

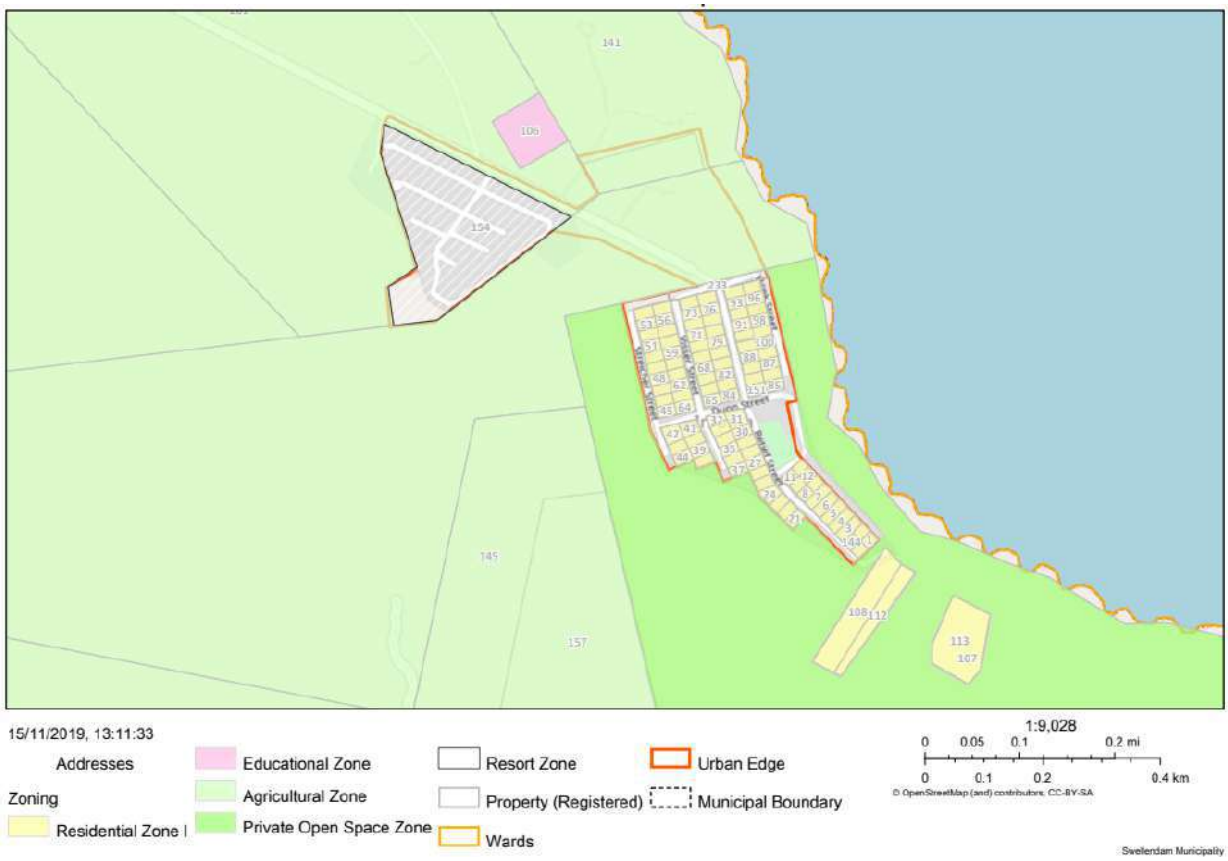


Figure 12: The Zoning Map for Infanta

2.4. Existing Land Uses

Dwelling House of modern face brick finish with a dominant central lantern (see **Figure 12** below),a small storeroom, an outbuilding used as a garage (see **Figure 13** below), cultivated grassed area around the dwelling house, stand-alone braai, and family grave. See **Figure 14** below for all the existing structures.

The remainder of the site covered in invasive alien vegetation (Rooikrans, Port Jackson, Manatoka, and Kikuyu) and indigenous vegetation, some of which is worth of protection.



Figure 13: Existing dwelling house on the property.



Figure 14: Existing double garage on the property.



Figure 15: All the existing structures are clustered on one portion of the property.

2.5. Existing Services

A dirt track provides vehicular and pedestrian access to an existing dwelling house, which has an electrical grid connection. Water is obtained from an existing borehole situated on the property in question (positioned on the West side of the main road entering Infanta).

2.6. Title Deed Conditions and Servitudes

There are no conditions of title which preclude the rezoning, or the proposed development, of the portion of land in question. A conveyancer's certificate confirming this is attached to this report as is a copy of the title deed.

3. RELEVANT LEGISLATION AND POLICIES

3.1 Spatial Planning and Land Use Management Act, 2017 (SPLUMA)

The Spatial Planning and Land Use Management Act, 2017 (SPLUMA) sets out a set of applicable development principles for assessment of all land use matters: spatial justice; spatial sustainability; efficiency; spatial resilience; and good administration.

Compliance with the Development Principles of SPLUMA (Section 7. of SPLUMA)

(a) The principle of spatial justice

The proposal will provide job opportunities during construction and limited job opportunities during operations. The proposal also entails the handing over of a privately owned piece of coastline to be curated by

an appropriate public entity thereby ensuring formal public access to the coastline in front of the proposed development

(b) The principle of spatial sustainability

The development will be carried out in a sensitive manner that will not impact negatively on the sensitive environment, but fully in compliance with the specialist studies undertaken for the area. Only a small portion of the larger is to be developed in the area delineated in the SDF, thereby reducing urban sprawl. The development represents infill of a portion of land adjacent to surrounded residential development. The development will be privately developed. All costs will be carried by the developer and no onerous burden will be placed on the Municipality / state. Services will for the most part be off-grid. The developer will, in consultation with the Municipality, pay the required services contributions. Further, rates charges will be payable to the Municipality once the development has been completed and occupied. Thus, this criterion is/will be fully met. Needless to say, the development will result in the collection of additional rates that could be utilised to protect areas worthy of protection.

(c) The principle of efficiency

The proposed development will make use of use of existing resources and infrastructure. Most services will be off-grid including water and sanitation. The existing road infrastructure is sufficient for the scale of the development proposed. This has been confirmed by the provincial road authority and the traffic engineers employed to assess this aspect of the proposal

(d) The principle of spatial resilience

The development is set behind the coastal setback line and away from any sensitive ecosystems identified in the Breede River Management Plan. Land with high conservation value will remain as such and be protected

3.2 National Heritage Resources Act 25 of 1999 (NHRA)

The National Heritage Resources Act promotes good management of the national estate. Section 38 of the NHRA provides a list of a number of activities which require notification to the relevant Heritage authority, by furnishing it with details of the proposed development (which are submitted by way of a Heritage report). The proposed development falls within the category of activity requiring such a report. The National Environmental Management Act requires any such heritage assessment to be incorporated into an EIA process, if such a process is required to be undertaken in terms of the ECA. To satisfy the requirements of the NHRA, heritage specialists Nicolas Baumann and Emmylou Rabie were commissioned to compile a Heritage Report (Baumann N. 2010). This report states that site is predominantly vacant. There are no built structures of any heritage significance, nor can the broader cultural landscape be regarded as having any heritage significance.

Apart from the natural, relatively undisturbed nature of the site, the only heritage significance relates to its potential archaeological significance. Limited archaeological testing in the areas identified is recommended. No further heritage analysis in terms of either the built environment or the broader visual spatial environment is required. Due to the sensitive nature of this undisturbed coastal location, the Archaeological Contracts Office

at UCT was appointed to conduct an archaeological survey and to determine whether any archaeological resources were evident on the site. Marine shell deposits were evident across the site but represented very ephemeral sites with little or no significance. The report states that as burials may be present, the necessary protocols should be in place for dealing with the remains, particularly during the construction phase of the project. The existing grave on the property is protected in terms of Section 36 of the National Heritage Resources Act. There is no intention to move it as it has personal significance to the owners of the land.

3.3 The National Environmental Management Act 107 of 1998 (NEMA)

The National Environmental Management Act of 1998 applies to the actions of all organs of state that may significantly affect the environment. The Act requires that all development must be socially, environmentally and economically sustainable. In terms of the Act the procedures for the investigation, assessment and communication of the potential impact of activities, must be in accordance with the considerations as set out in section 24 (7). The associated EIA Regulations list a number of activities which if undertaken require the prior authorization of the applicable competent authority and furthermore define the EIA process in detail. This application is being undertaken by PHS Consulting.

3.4 The Integrated Coastal Management Act (Act 24 of 2008)

A portion of the site is subject to the 100m general coastal development setback, as contemplated in the Integrated Coastal Management Act. The Act provides for more specific, urban-edge related development setbacks from provincial and local authorities. A setback line assessment was performed in 2010 by PBNS (PBNS 2010) at the request of Doug Jeffery Environmental Consultants (DJEC). Subsequently Geoff Toms (Consultant) was requested to reappraise the setback line in terms of recently published standard methodologies (e.g. DEA&DP 2010). A new Coastal Setback Line Assessment / Specialist Coastal Engineering Assessment (July 2026) was undertaken to comprehensively assess the site's coastal environment and define a site-specific Development Setback Line. The new assessment includes a 39-year shoreline stability analysis (1984–2023), recent site surveys, coastal process evaluation, projected 2030, 2050 and 2100 climate change and sea level rise scenarios, storm surge and wave run-up modelling, the 100-year flood line, and consideration of the Western Cape Coastal Management Lines. The recommended Development Setback Line combines the projected 2100 sea storm hazard line with the 100-year flood line, ensuring that all proposed permanent development is located beyond the influence of foreseeable coastal hazards while maintaining the objectives of the National Environmental Management: Integrated Coastal Management Act.

3.5 Breede River Estuarine Management Plan, June 2016

The National Estuarine Management Protocol (the Protocol), promulgated in May 2013 under the National Environmental Management: Integrated Coastal Management Act (Act No. 24 of 2008, as amended by Act No. 36 of 2014), sets out the minimum requirements for individual estuarine management plans. Under the ICM Act, the default Coastal Protection Zone (CPZ) is a continuous strip of land at extending from the coastal and estuarine high-water mark to at least 1 000 m inland in rural areas, and 100 m in urban areas, covering all areas not already zoned for residential or industrial development. The relevant municipalities are required to incorporate the default CPZ and coastal management lines and proposed coastal overlay zones, once adopted,

within their spatial development frameworks and land use management systems in order to manage and regulate the use of land at the coast and ensure an adequate buffer for the estuary. A GIS buffer of 1000m is illustrated below in this extract from the management plan. The ground truthing has been carried out as described in the previous section.



Figure 16: Coastal Management Line and Coastal Protection Zone

3.6 The Western Cape Provincial Spatial Development Framework, 2014

The Western Cape Provincial Spatial Development Framework (WCPSDF) was approved by the Minister of Local Government, Environmental Affairs and Development Planning in April 2014. This document sets out to put in place a coherent framework for the Province's urban and rural areas. It seeks to improve the effectiveness of public investment in the Western Cape's built and natural environments by:

- Adopting credible spatial planning principles to underpin all capital investment programmes;
- Spatially targeting and aligning the various investment programmes, and
- Opening-up opportunities for community and business development in targeted areas.

Local Spatial Development Frameworks need to align themselves with the spatial principles contained in the WCPSDP. The document describes the rural space-economy agenda, which is not only about agricultural development, but also about broad based agrarian transformation, diversifying rural economic activities, including tourism and functional ecosystems. Local government fulfils crucial support roles in the implementation of the national Comprehensive Rural Development Programme (CRDP). The CRDP is targeted at 15 rural development nodes across the Province where participatory community-based planning is targeted at agrarian transformation as well as strategic investments in economic and social infrastructure. Swellendam as a whole is identified as one of these nodes (see extract below). The application complies with the principles contained in the WCPSDF.

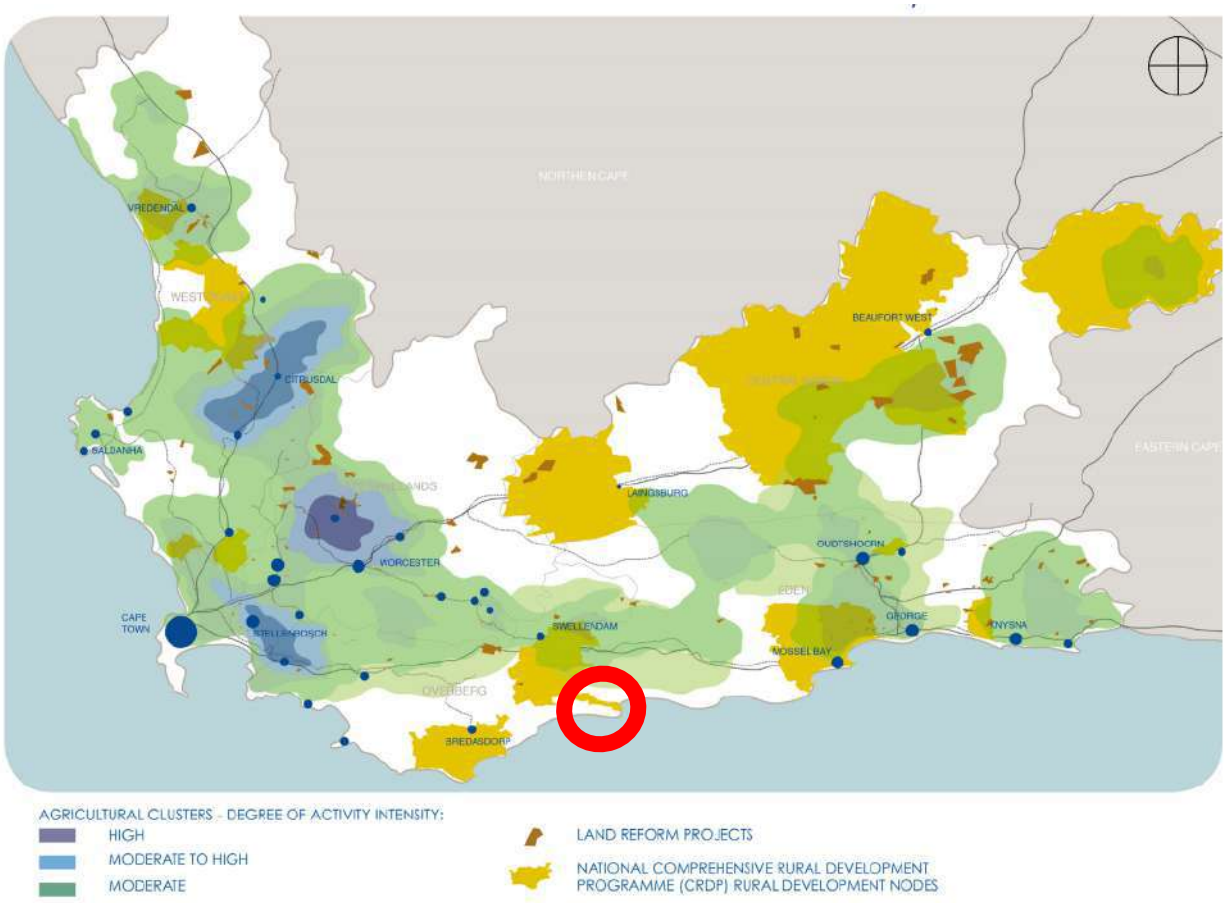


Figure 17: Extract from WCPSDF highlighting NCRDP nodes.

3.7 Swellendam Spatial Development Framework (SDF) May 2020

The primary objective of this document is to:

- provide spatial goals and supporting policies to achieve positive changes in the spatial organisation of Municipal areas to better ensure a sustainable development future;
- promote sound planning principles according to the relevant legislation;
- promote the general well-being of its inhabitants, thereby ensuring that the most effective and orderly planning is achieved for an area whereby changes, needs and growth in the area can be managed to the benefit of its inhabitants.

The Spatial Development Framework (SDF) dated May 2020, identifies the area in question as falling within the urban edge and as an urban extension area, the scale and form of which is to be determined by an Integrated Environmental Management (IEM) process. A public access road and a parking area are indicated immediately to the north of the site, adjacent to its northern boundary. The area abutting what is termed a natural drainage feature is identified as an open space area. The associated Growth Management Plan depicts two zones identified as B and C with a suggested collective number of 18 additional units. See figures 18,19, and 20 below for plans extracted from the SDF. The Spatial Development Framework pertaining to Infanta is attached to this report.

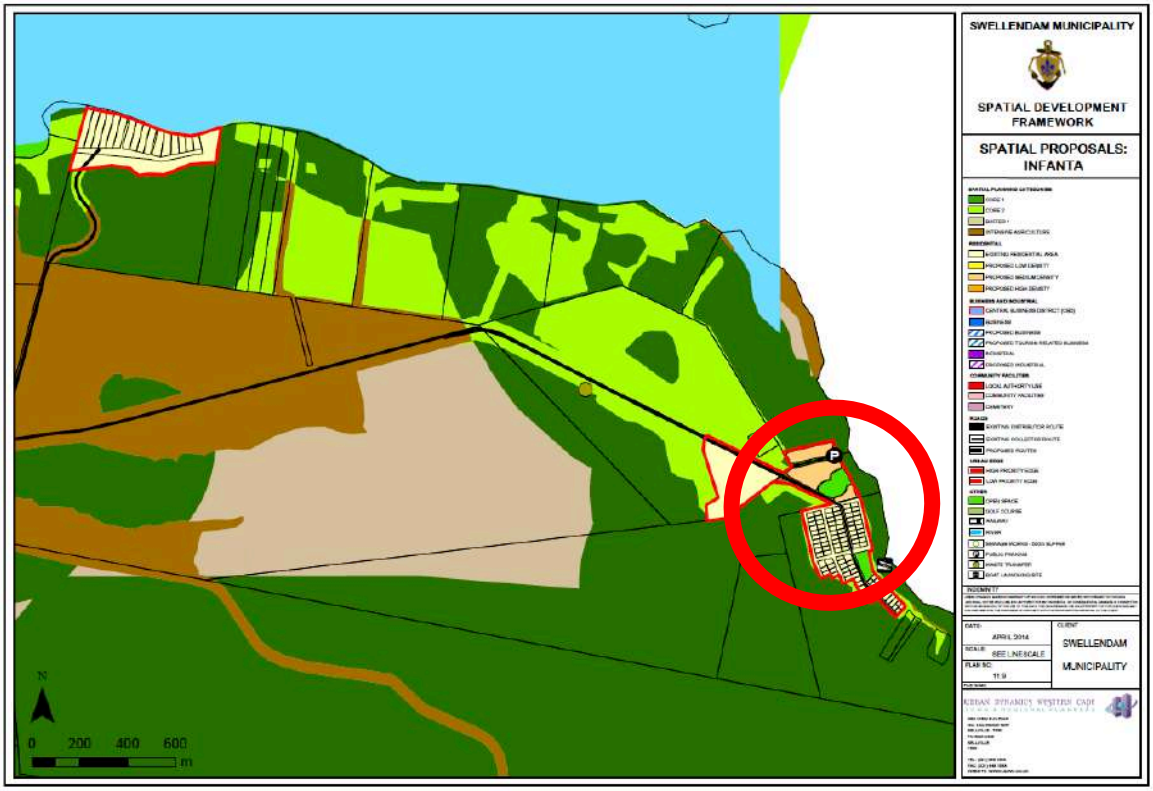


Figure 18: The Spatial Development Framework Proposal for Infanta

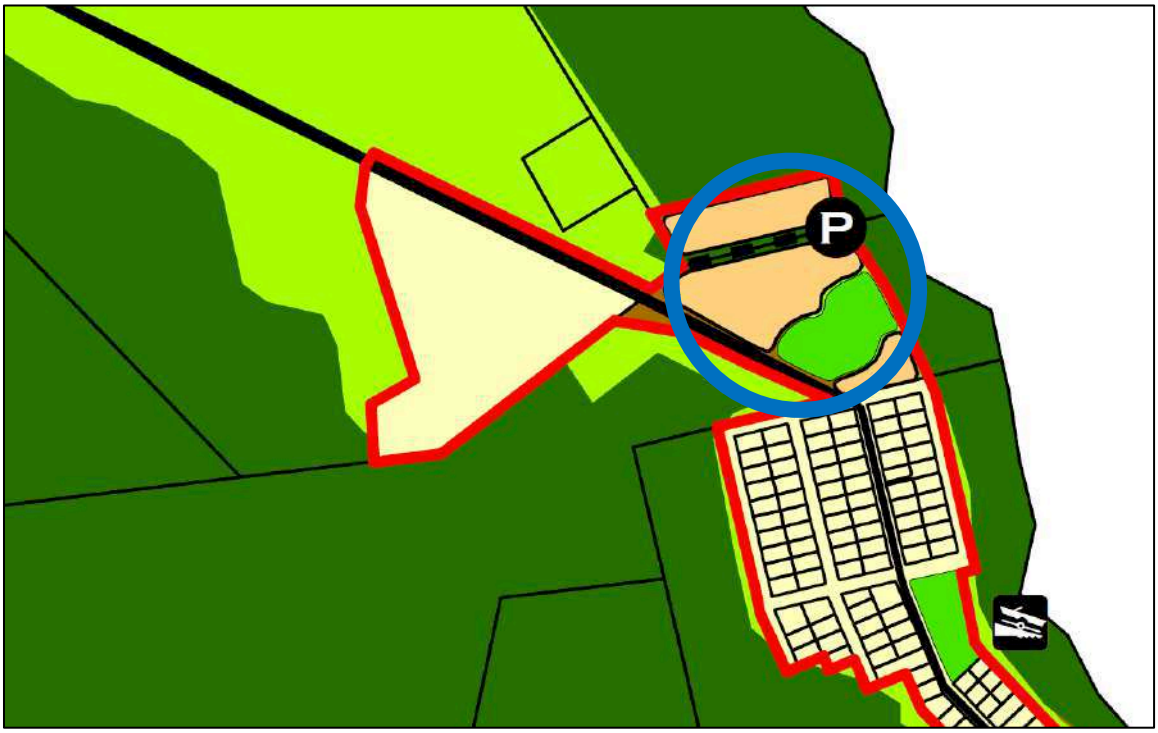


Figure 19: Enlarged extract of the pertinent portion of figure 3 above. The red line indicates the extent of the Urban Edge.

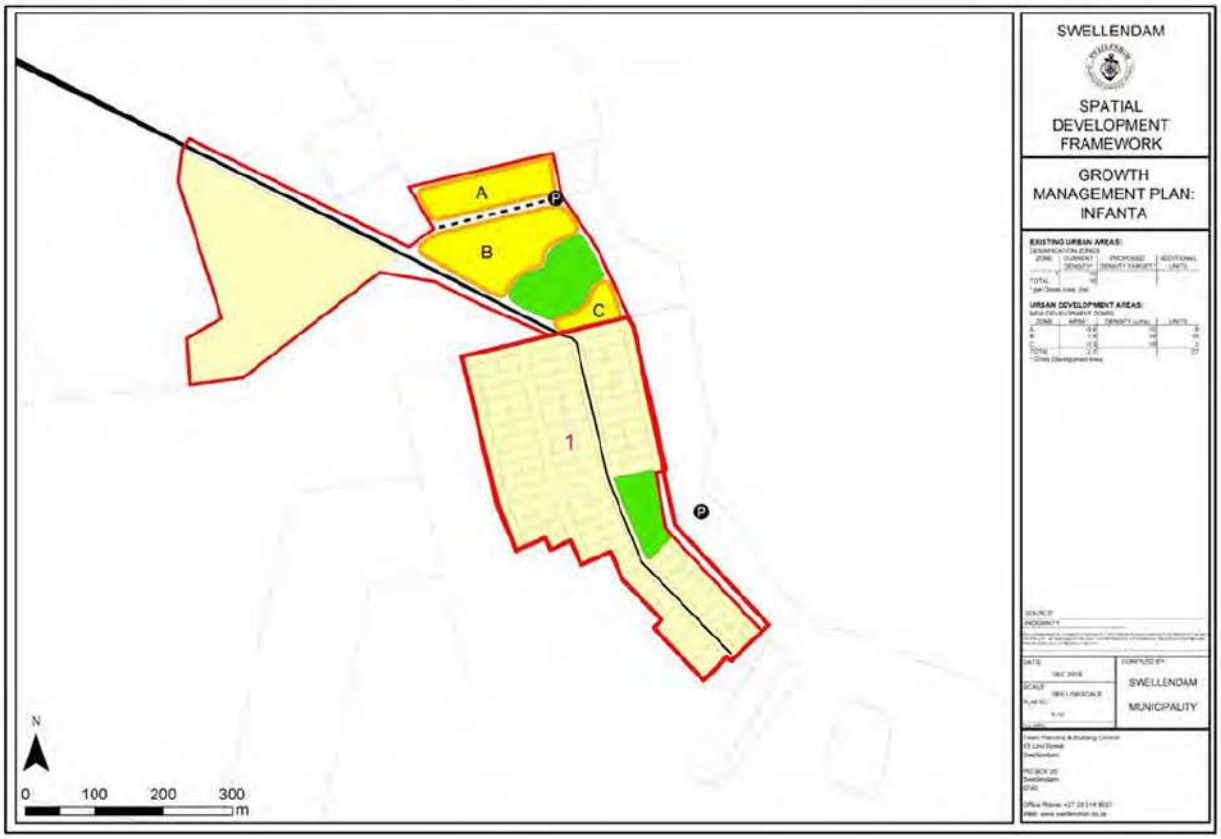


Figure 20: The Growth Management Plan for Infanta.

The Growth Management Plan (GMP) provided above indicates the land being inside the Urban Edge and in very general terms (by means of bubbles) identifies portions of land as having areas worthy of conservation and other areas suitable for new residential development. The numerous specialist studies undertaken have advanced these conceptual bubbles into clearly defined pieces of land with appropriate associated uses. It was no doubt, always the intention to mould a 'conceptual plan' into a meaningful development plan by means of specialist interventions and recommendations. Given this, it is felt that the proposed development aligns with the intention of the Growth Management Plan, and therefor by deduction, with the Swellendam SDF.

3.8 Swellendam Municipal By-Law on Land Use Planning, 2020

The application to rezone the land from Agricultural Zone to Subdivisional Area to permit land to be zoned Residential Zone 1, Open Space Zone 2, and Transport Zone 2 (Public Road), is therefore made in terms of Section 15(2)(a) of the Swellendam Municipal By-Law on Land Use Planning, 2020**.** The application to subdivide the land in accordance with the plan of subdivision submitted is made in terms of Section 15(2) (d) of the Swellendam Municipal By-Law on Land Use Planning, 2016. The applications at hand must be assessed in terms of Section 65 of the Swellendam Municipal By-Law on Land Use Planning, 2016. This section states that when the Municipality considers an application, it must have regard to the following:

"The desirability of the proposed utilisation of land and any guidelines issued by the Provincial Minister regarding the desirability of proposed land uses; *(h)* the impact of the proposed land development on municipal engineering services; *(i)* the integrated development plan, including the municipal spatial development

framework; *(j)* the integrated development plan and spatial development framework of the district municipality, where applicable; *(k)* the applicable local spatial development frameworks adopted by the Municipality; *(l)* the applicable structure plans; *(m)* the applicable policies of the Municipality that guide decision-making; *(n)* the provincial spatial development framework; *(o)* where applicable, a regional spatial development framework contemplated in section 18 of the Spatial Planning and Land Use Management Act or provincial regional spatial development framework; *(p)* the policies, principles and the planning and development norms and criteria set by the national and provincial government; *(q)* the matters referred to in section 42 of the Spatial Planning and Land Use Management Act; *(r)* the principles referred to in Chapter Vl of the Land Use Planning Act; and *(s)* the applicable provisions of the zoning scheme".

Desirability (should be considered under the following key headings):

- Overall character of the surrounding area
- Existing planning initiatives in the area
- Location and accessibility of the property
- Physical characteristics of the property
- Overall potential of the property
- Provision of services – how will the provision of water, sewage, electricity & solid waste be addressed?
- Brief explanation of the construction process / phases of the proposal

4 DESCRIPTION OF THE PROPOSAL

4.1 The Proposed Residential Development

The intention to develop a 3.89-hectare portion of the property by constructing an additional 20 freestanding single dwelling residential units. About twenty eight percent of the 3.89-hectare area is of conservation value and will remain in its existing naturally vegetated state. This land will be rezoned to Natural Environment Zone (NES) in order to afford it protection. Another nine percent of the coastal edge of the property will be zoned Public Open Space (PrOS) and will be offered up for curatorship.

The internal road system (approximately three percent), serving the total twenty one dwelling units will be zoned Transport Zone 1 (Private Road). It is proposed that the internal roads will remain in private ownership but with public access, unless the local authority decides otherwise. A servitude in favour of the general public will be registered over the road leading to the adjacent erf. This is to facilitate compliance with the Growth Management plan if and when the adjacent property is developed in accordance with the GMP. The land which accommodates the main road into Infanta, which is approximately twenty one percent of the site, will be transferred to the Provincial Roads Authority.

The rest of the site, approximately thirty four percent, will be developed with twenty single dwelling units (the existing dwelling house on the property will remain as is). This area will be rezoned to Residential 1 Use Zone in terms of the Swellendam Zoning Scheme. The development parameters of the Zoning Scheme will be applicable here.

A set of Architectural guidelines have been compiled to address overall planning issues and the development and on-going management of the site. The proposed subdivision layout is the result of a very careful urban design exercise which has taken into consideration the opportunities and constraints of the environment as well as the existing pattern of development. The overall design proposal has been driven by criteria identified in a number of specialist studies that have been undertaken, the provision of services, road dimensions and access criteria, and the urban design informants that have been applied to the layout. The key design informants are attached to this report. The individual additional 20 erven will be sold off under freehold and a Home Owners Association will be established in order to regulate the development of the entire property in accordance with a set of approved Design Guidelines. The proposed set of Design Guidelines are attached to this report.

All building plans submitted to the local planning authority will have to comply with the approved Design Guidelines and the endorsement of the Home Owners Association will be required in order to make the necessary submission.

All setbacks, heights, and coverage will be as per the development parameters pertaining to Residential 1 zoned land contained in the Swellendam Integrated Zoning Scheme.
It is envisaged that a number of specific development constraint related conditions will be attached to the approval of the rezoning to ensure that that all building plans submitted will be approved strictly in accordance with the approved Design Guidelines.

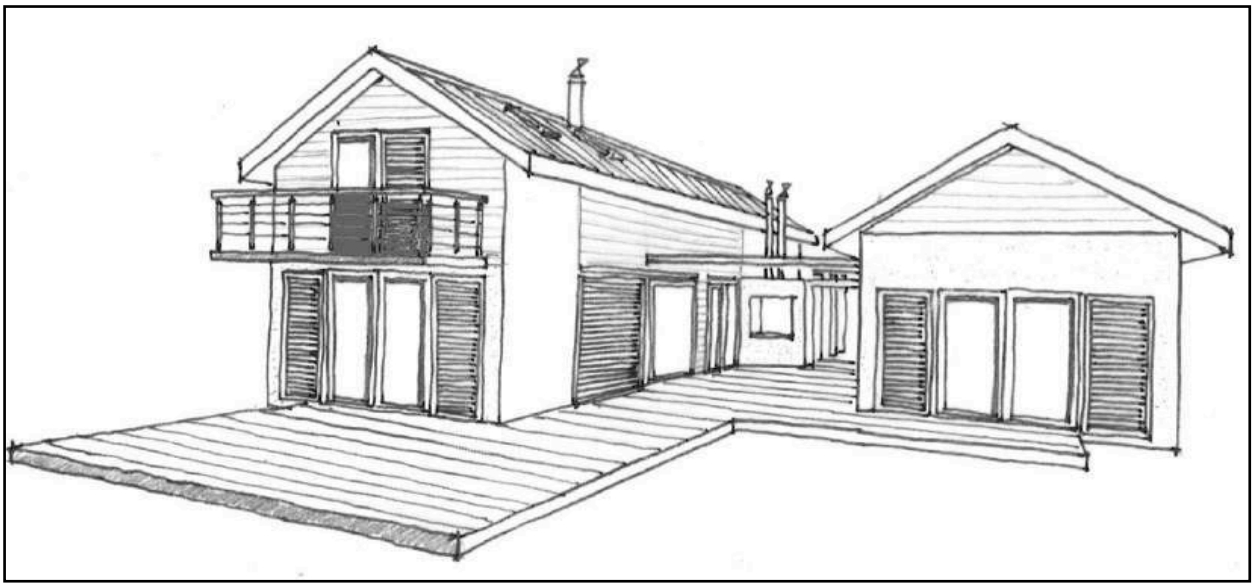


Figure 21: An example of the contemporary coastal architecture proposed.

4.2 The Proposed Development Guidelines

The approved Development Guidelines will be made enforceable on owners and exist as the primary control mechanism in terms of building and design. The proposed Development Guidelines prescribe the following development parameters:

4.2.1 Development platforms and setbacks

All development will have to be in accordance with the prescribed setbacks pertaining to Residential 1 as contained in the Swellendam Integrated Zoning Scheme.

4.2.2 Coverage and building footprints

All development will have to be in accordance with the prescribed coverage pertaining to Residential 1 as contained in the Swellendam Integrated Zoning Scheme.

4.2.3 Building form & shape

The Design Guidelines present various examples of the desired building form. The architectural approach draws from the best emerging architectural qualities inherent in the older Infanta settlement while respecting environmental issues identified in the various specialist studies undertaken. These guidelines will ensure that the new residences will respect the form and massing of the existing built fabric found in Infanta.

4.2.4 Garages

Garages with storage space will be permitted.



Figure 22: Local **c**ontemporary coastal architecture.



Figure 23: Local **c**ontemporary coastal architecture.

4.2.5 Cut and fill

All building forms are to be directly attached to the ground. No posts, columns or stilts will be permitted in order to raise buildings above natural ground level. Only external timber decks will be allowed to be raised above the natural ground level.

4.2.6 Height restrictions

The height of buildings will be measured vertically to the natural ground level /slope of the site. The maximum height for single story dwellings will be 4.5m to midpoint of pitched roof and the maximum height for double story dwellings will be 6.5m to midpoint of pitched roof. The proposed plan of subdivision will also determine which properties will be permitted to be developed with double storey dwellings. Only five properties have been identified as suitable for double storey units. All the remaining properties will only be permitted to be developed with single storey dwelling units. No deviations from these height parameters will be permitted.

4.2.7 Roofs

The Design Guidelines present various examples of the roof forms to be permitted. Roofs are to be double pitched with a roof pitch of 30 degrees. Flat roof single storey elements will be permitted as links. These will however have to be secondary elements

4.2.8 Walls

All exterior walls are to consist of brick work with a combination of plaster and paint finish and fibre cement board cladding. At least 30 % of the building is to be covered with horizontally fixed boards (ship lapping) in an aesthetically pleasing / designed way. Timber or aluminum shuttering will be permitted to form part of exterior facades.

4.2.9 Doors and windows

The Design Guidelines present various examples of windows to be permitted. Window proportions are to be vertically proportioned and orientated.

4.2.10 Fire Places, braais and chimneys

Flues will be required to be of the circular stainless-steel type and not exceed 300mm in diameter. Stainless steel rotating or fixed cowl will be permitted to be used on top of chimneys. Spark arrestors will have to be installed on all fireplaces or braais within the development.

4.2.11 Driveways & hard surfaces

Driveways will not be permitted to be totally covered with a water impermeable surface finish. Impermeable hard surfaces such as exposed aggregate pavers or rough natural stone will be permitted in 430mm wide bands to improved traction for vehicles. The area in-between these strips will have to be planted with appropriate indigenous ground cover as per the Landscaping Design Guidelines.

4.2.12 Exterior lighting

Garden lighting will only be permitted in the form of solar lamps. Omni-directional luminaires will have to be fitted with louvered grilles or eye-lids to direct light downwards to prevent light pollution. Furthermore, no overhead lighting will be permitted.

4.2.13 Security

No external burglar bars will be permitted.

4.2.14 Fencing

A low 1.2m fence integrated with planting will be allowed to enclose or demarcate any part of individual properties. Only prescribed fencing along the perimeter of the property will be permitted. This is in order to address issues of safety and security pertaining to adjacent roads. This perimeter fencing will be comprised of

galvanised steel posts and wire panels no higher than 1500mm. Openings for small animals of 250mm x 250mm will be made in the required wire panels. These openings will be spaced at 1 opening per panel.

4.2.15 The proposed internal road system

The proposed internal road reserves are 8m wide. The access roads as well as the internal road network will consist of 4,5m wide road surfaces. Road finishing will consist of 60mm Interlocking segmented paving with stormwater pipework, open stone pitched channel and inlet- and outlet structures. The internal road system will not be gated and will be accessible to visitors and the general public.

4.2.16 Double/Second dwelling units

No double or second dwelling units will be permitted on any of the new single residential erven.

4.2.17 Subdivision

No further subdivision of any of the new single residential erven will be permitted.

4.3 The proposed vehicular access points to the site

Access to the individual erven will be by means of two roads leading off the main road into Infanta. The exact positioning of these two entry points has been determined by the specialist traffic consultants. Access to the proposed 5 erven located in the south sector of the applicant property will be taken over erf 233 which has subdivided off and zoned to Transport Zone (Public Road).

4.4 The Proposed Open Space System

Two large areas will be set aside as open spaces. The area identified as having high conservation status will be zoned Natural Environment Zone and the other area will be zoned Public Open Space (POS). The combined area of 14 197m² represents 36.5% of the entire developable area. While pedestrian access to these areas will be possible, such access will be limited and controlled due to conservation considerations. The protected areas will be clearly demarcated.

Various specialist studies undertaken will inform the ongoing management of these two areas. It is envisaged that an Environmental Management Plan (EMP) will be adopted to guide management of this area by a Home Owner's Association (HOA).

4.5 The coastal walkway

It is proposed to create a public walkway along the eastern edge of the residential erven. This walkway will provide safe and defined public pedestrian access along the coastline. Construction of the walkway will be undertaken by the developer and the maintenance of the walkway will be the responsibility of the Home Owner's Association This walkway will be placed over the servitude areas for Erf 201 and 107.

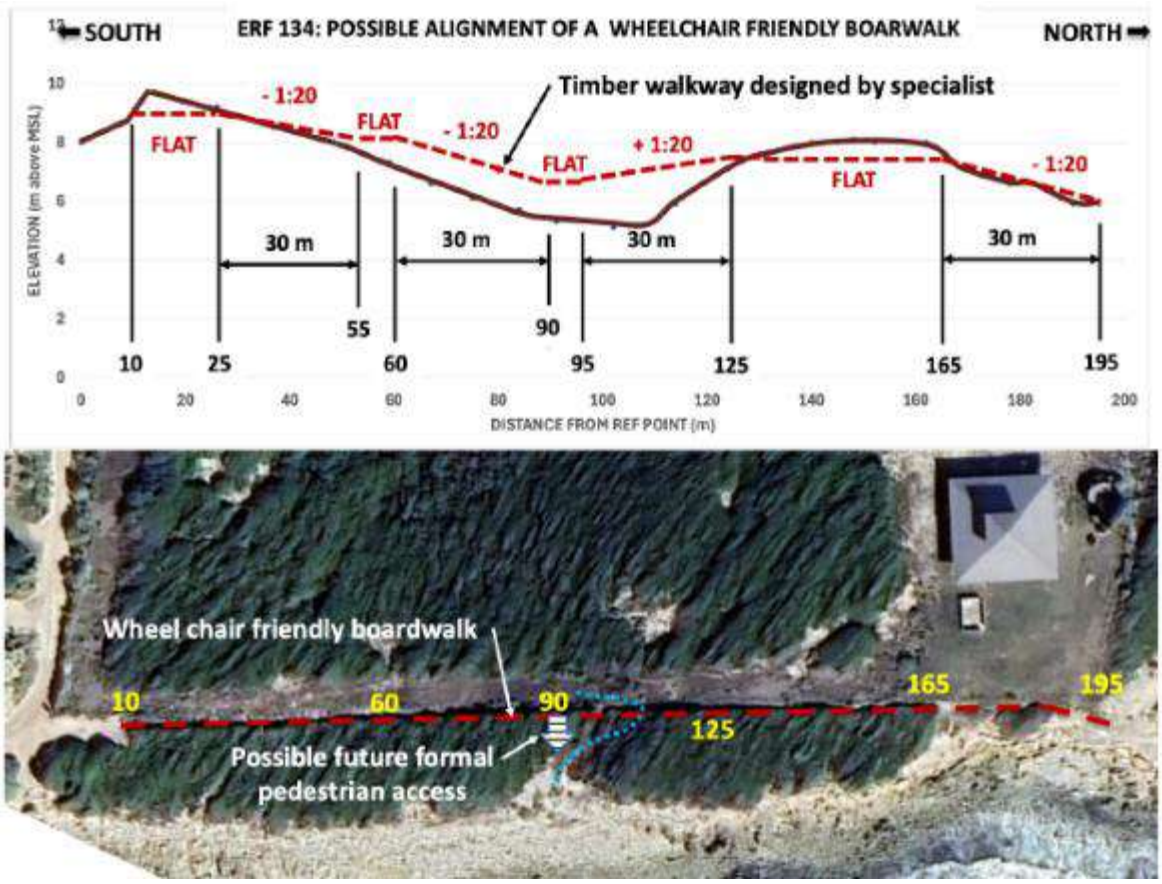


Figure 24: Proposed wheel -chair friendly boardwalk.

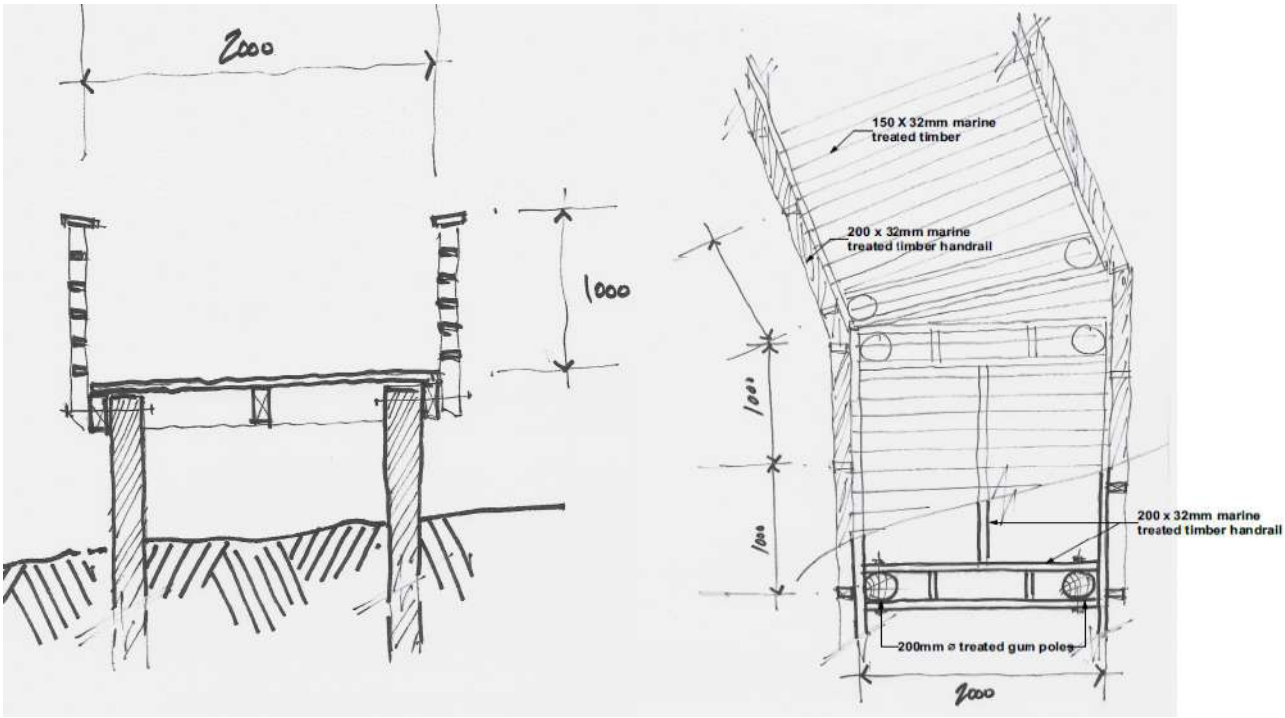


Figure 25: Details of the proposed coastal walkway

4.6 The Plan of Subdivision

The proposed plan of subdivision is the result of a comprehensive design exercise which has been guided and driven by a number of factors which have emerged from the numerous specialist studies which have been undertaken. Natural elements such as ridgelines, watercourses, areas of significant and valuable indigenous vegetation, and primary dune vegetation, and urban design considerations such as the pattern of the existing surrounding built fabric and the geography of the site, have played a key role in determining the proposed pattern of subdivision and the number of subdivided erven proposed. It is proposed to subdivide of the site into 21 separate erven (twenty vacant erven for new dwellings and an erf for the existing house). Erf sizes vary between 500m^2 and 1582m^2, with fourteen of the plots larger than 550m^2, and six larger than 630m^2. The gross density of the land to be rezoned will be 5,4 units per hectare. This compares very favourably with the existing patterns of development in Infanta where one finds the following:

Infanta Village: Average plot size - 516m^2.
Gross density - 10 units per hectare.
Infanta Park: Average plot size – 387.6.m^2.
Gross density - 13.7 units per hectare.

The plan of subdivision complies with Section 3.3.3(e) of the Swellendam Integrated Zoning Scheme.

The average plot size for the entire settlement of Infanta is currently approximately 466m^2. The proposed plan of subdivision is therefore very much in keeping with existing plot sizes and densities. The Plan of Subdivision is attached to this report as **Diagram 11.**

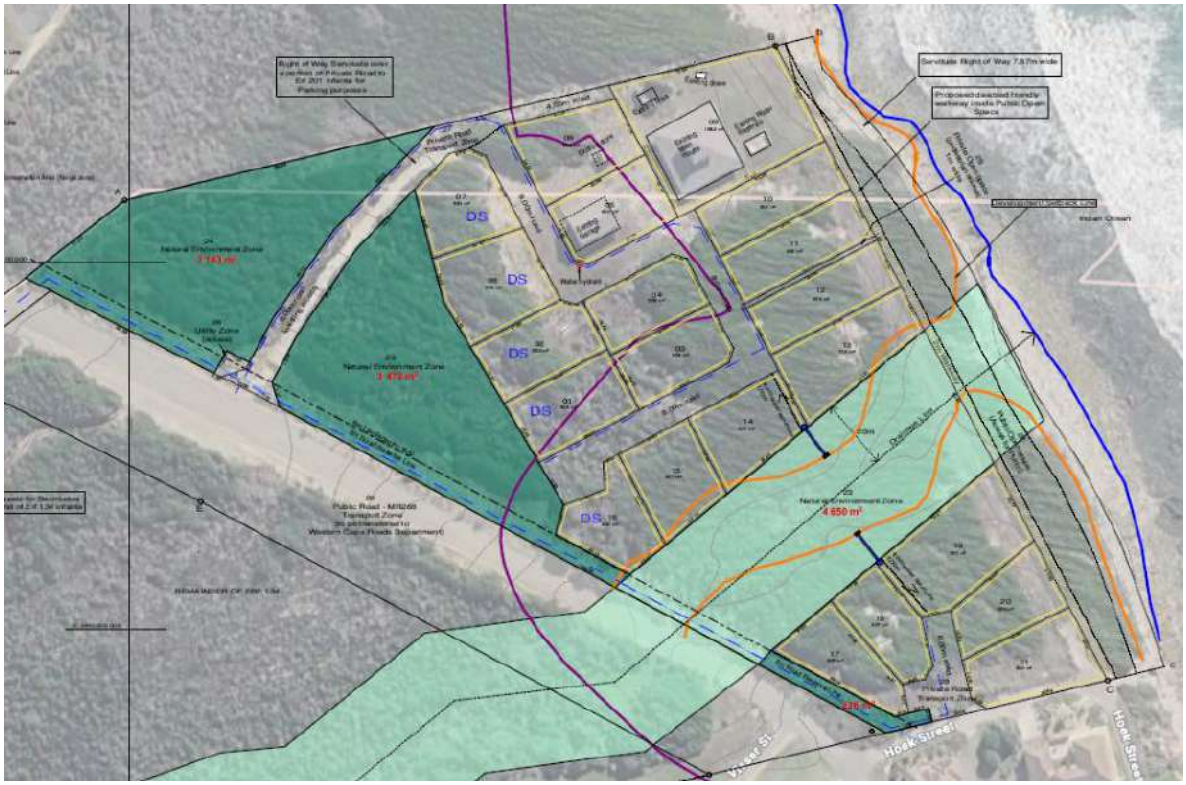


Figure 26: The proposed plan of subdivision overlayed on an aerial photo of the site.

4.7 The Proposed Zonings

It is proposed to rezone a 3.89-hectare portion of erf 134 from Agricultural Zone (AZ) to Subdivisional Area in terms of Section 15(2)(a) of the Swellendam Municipal Planning Bylaw of November 2020. The following zonings are proposed for various portions of the site: Residential Zone 1(R1),Natural Resource Zone, Private Open Space (PrOS), Public Open Space, Utility Zone, Transport Zone 1 (TZ) (Private Road), and Transport Zone 2 (TZ) (Provincial Road) in terms of Section 3 of the Swellendam Municipality Integrated Zoning Scheme, June 2020, to permit the construction of an additional 20 single dwelling units in accordance with the proposed layout contained in this application.

Section 3 lists a number of specified use zones to which land is or may be zoned and stipulates the nature of buildings and the utilisation of land permitted in each of these zones. It is also worth noting that in terms of Section 66 of the Swellendam Municipality By-Law on Land Use Planning, 2020, when rezoning the property in question; various conditions pertaining to the specific utilization of the land may be attached to the property in question. Such conditions may include the provision of engineering services and infrastructure amongst other things.

ZONING:		Area (ha)	%	Nr's:
Residential Zone I		1,3377	34,3917	1 - 21
Public Open Space		0,3439	8,8415	22
Private Open Space		0,0048	0,1234	25
Natural Environment Zone		1,0758	27,6584	23 & 24
Utility Zone		0,0037	0,0951	26
Transport Zone (1) - Priv. Roads		0,2903	7,4635	27 & 28
Transport Zone (2) - Prov. Roads		0,8334	21,4264	29
Total		3,8896	100,0000	29

Appropriately worded conditions attached to the approval will ensure that the enhanced rights obtained will be limited to the development that makes up this application, that these rights will be specifically prescribed, and that all mitigating measures required to be undertaken will be stipulated in law. Furthermore, it is important to note that the environmental authorisation applied for will also be subject to a number of environmentally related conditions which will safeguard the natural environment during any construction that will take place. This will no doubt include the submission of an Environmental management Plan and the appointment of an Environmental Control Officer to oversee matters. The Plan of Proposed Zonings is attached to this report as Diagram **12.** The Swellendam Municipality Integrated Zoning Scheme, June 2020 specifies the following land use parameters for the Residential zone 1(R1):

Primary uses	Consent Uses
Bed and breakfast	Additional Dwelling Unit
establishment	Breeding establishment
Dwelling-house	Crèche
Hot-house	Double dwelling
Limited crèche	Guest-house
Limited Occupational Practice	House shop
	Occupational practice
	Special use
	Tourist Facilities

The following development parameters are applicable:

Street setbacks: 301m^2 to 500m^2 = 3m. Greater than 500m^2 = 4m

Common boundary setbacks: 301m^2 to 500m^2 = 1.5m. Greater than 500m^2 = 2m

Coverage: 301m² - 500m² = 70%. 501m² and larger =50%

Height: 8.5m, measured from base level to the top of the roof.

Erf Size: Unless there are exceptional site conditions or circumstances, which are to be motivated:

- a newly created erf in this zone may not be smaller than the smallest registered erf in the immediate environment, and
- a newly created erf in this zone may not be smaller than 50% of the average erf size in the immediate environment.

4.8 Landscape Plan

A Landscape Plan and appropriate indigenous landscaping palette have been compiled to accompany the rezoning application. Water wise locally indigenous vegetation will be prescribed for planning on the individual plots. The proposed Landscape Plan is attached to this report as Diagram **13.** The balance of Erf 134 which is zoned Agricultural Zone is not the subject of this application.

4.9 The rezoning of land zoned agricultural use

It is proposed to rezone a 3.89 hectare portion of erf 134 from Agricultural Zone (AZ) to Subdivisional Area. This land lies entirely within the urban edge. Furthermore, over 37% of it is conservation worthy as open space and therefore not desirable for agricultural use, the remainder of the land is largely comprised of limestone with very low agricultural potential.

4.10 The remainder of erf 134

The balance of Erf 134 which is zoned Agricultural Zone is not the subject of this application.

5 APPLICATION DETAILS

Application is hereby made for the following:

5.1 Rezoning

The rezoning of a 3.89-hectare portion of erf 134 from Agricultural Zone (AZ) to Residential Zone 1(R1), Natural Resource Zone, Private Open Space (PrOS), Public Open Space, Utility Zone, Transport Zone 1, and Transport Zone 2 (all in terms of Section 15(2)(a) of the Swellendam Municipality By-law on Land Use Planning, 2020. These proposed zones are indicated on a diagram attached to this report.

5.2 Subdivision

The subdivision of a 3.89-hectare portion of erf 134 in terms of Section 15(2)(d) of the Swellendam Municipality By-law on Land Use Planning, 2020, into the following portions:

- Twenty-one Single dwelling erven;
- One erf of Natural Resource Zone;
- One erf of Private Open Space;
- Two erven of Public Open Space
- One portion private road.
- One portion public road

The plan of subdivision is indicated on **Diagram 11** attached to this report.

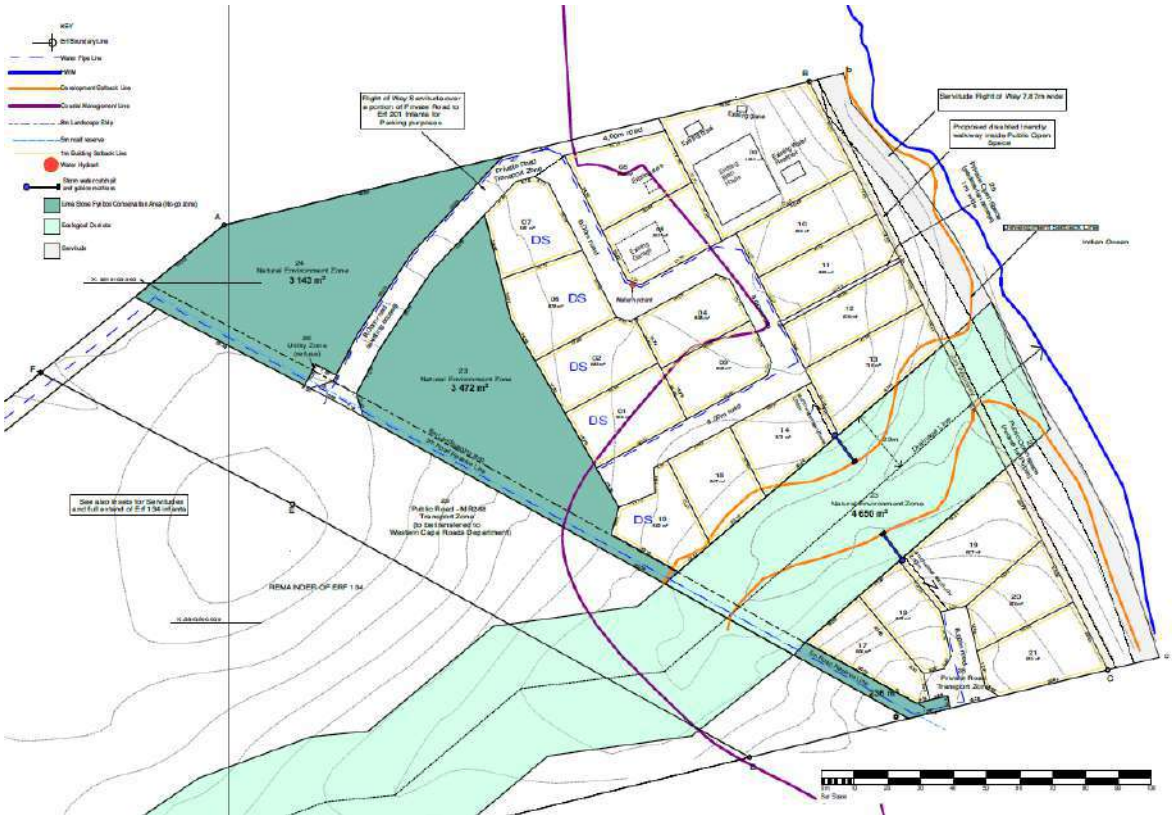


Figure 27: The plan of subdivision

6 ENVIRONMENTAL SPECIALIST STUDIES AND THEIR RECOMMENDATIONS

6.1 Environmental Impact Assessment

PHS Consulting Environmental Consultants have been appointed to undertake the Environmental Impact Assessment required in terms of NEMA. As part of this process, a number of specialist professionals were appointed to undertake a number of specific impact assessment studies. The findings of these studies are presented below:

6.1.1 Hydrogeological Impact Assessment

This study was undertaken by Geo Pollution Technologies. The report provided is dated August 2026, and summarises the work undertaken as follows:

The study was undertaken to assess the local hydrogeological conditions, groundwater availability and quality, aquifer characteristics and vulnerability, and the potential impact of the proposed residential development. The assessment further considered the sustainable groundwater yield of the proposed abstraction borehole and provided recommendations for groundwater management and monitoring.

The site is underlain predominantly by sandy soils and the Table Mountain Group, including the Skurweberg and Rietvlei Formations, with the Robberg Formation of the Uitenhage Group also occurring regionally. The local aquifer is structurally controlled, with groundwater occurrence and movement associated primarily with fractures, joints and other secondary features within the competent sandstone formations.

A hydrocensus identified seven operational boreholes and two springs within 1 km of the site. Groundwater levels measured during the investigation ranged from 3.60 to 5.04 m below ground level (mbgl), with an average groundwater level of 4.35 mbgl. The general groundwater flow direction is towards the northeast, in the direction of the ocean. Groundwater quality sampling indicated exceedances of selected parameters relative to the SANS 241-1:2025 drinking water standard, indicating that groundwater at the site is not consistently suitable for potable use without prior treatment.

A stepped discharge test, constant discharge test and recovery monitoring were undertaken on borehole 134C. Based on the available test data and sustainable yield assessment, the borehole can support an abstraction rate of approximately 32.4 m^3/day, equivalent to approximately 11 826 m^3/year if abstracted continuously at this rate.

The proposed development has an estimated water demand of approximately 6 132 m^3/year, which is below the calculated General Authorisation allowance of 12 975 m^3/year. The proposed abstraction therefore falls within the calculated General Authorisation volume. Furthermore, the estimated sustainable yield of borehole 134C (11 826 m^3/year) exceeds the anticipated annual water demand, indicating that the proposed groundwater source has sufficient estimated capacity to meet the development's water requirements, subject

to the applicable regulatory requirements and implementation of the recommended abstraction and monitoring controls.

Domestic wastewater generated by the proposed development will be managed through individual package wastewater treatment plants, with one treatment unit serving each of the 20 new residential dwellings. Treated effluent will be discharged to soakaways. Given the permeable sandy soils and relatively shallow groundwater levels, the treated wastewater represents a potential source of groundwater contamination and should therefore be appropriately managed and monitored. Regular servicing and maintenance of the package treatment plants, inspection of the associated soakaways, monitoring of the surrounding groundwater quality are recommended.

The recommendations contained in this report are as follows:

- Groundwater quality exceedances in the boreholes above the SANS 241 drinking water standards indicated that the groundwater at the site is not suitable for use as potable water without prior treatment. The exceedances in total coliforms can be addressed by improving sanitation systems and ensuring human or animal wastes are properly disposed of.
- The monitoring as recommended in the report should be established prior to operation. The water level monitoring should be conducted weekly for the first three months of operation and if no significant water level decline is observed, the monitoring can be conducted on a monthly basis. Alternatively, automatic water level measurement in the form of pressure transducers can be installed to aid in this process. Logs of flow meter readings should also be kept and the flowmeter should also be read once per month.
- Seawater intrusion may become a concern during extended abstraction periods and should be monitored.
- A rainfall gauge should be installed on the site, and rainfall readings should be taken after every rainfall event and the time and date of the reading recorded.
- The monitoring data (water levels, rainfall and chemistry) should be kept in an electronic database for further analysis should this be required.
- The recommended pump cycle for the borehole is 12 hours per day. If the pump cycle is to be extended, the maximum daily volume for each borehole must not be exceeded and the pumping rate must be reduced to sustainable rates. Refer to management recommendations in Table 22.
- It is recommended that the hydrocensus be repeated once every 2 years to ensure that no new groundwater users are affected. The hydrocensus should extend to a 1km radius around the site boundary.
- The regional groundwater table must be maintained to:
    - Ensure that schedule 1 water users adjacent to the site have adequate water supply to basic human need.
    - Ensure that adequate water is available to maintain base flow in the tributaries of the Breede River.

6.1.2 Engineering/Services Report

This Study was undertaken by Hessequa Consulting Engineer. The Services Report dated March 2025 is annexed to this Motivation as **Annexure F.** The Report states that the provision of civil engineering services will be in accordance with the guidelines and requirements of the *Guidelines for the Provision of Engineering Services and Amenities in Residential Township Development* as published by the CSIR and that of the Swellendam Municipality. This report indicates, discusses and elaborates on the design criteria and specifications to be applied in the detail design of the internal and external infrastructure including roads, stormwater, water and Waste Water Treatment, Solid Waste Management, flood lines as well as requirements for the provision of electrical sleeves.

Mass Earthworks

No mass earthworks will be required.

Roads

The internal road reserves are 8m wide. The access road as well as the internal road network will consist of 4,5m wide road surfaces. Road finishing will consist of 60mm Interlocking segmented paving with stormwater pipework, open stone pitched channel and inlet- and outlet structures. The design criteria will be based on the design standards of the *Guidelines for the Provision of Engineering Services and Amenities in Residential Township Development.* Suitable commercial sources for the construction materials are available within Swellendam municipal area and surrounding towns.

Stormwater Management

It is estimated that stormwater runoff, depending on erf coverage, will increase by approximately 25% post development. The following measures are proposed to mitigate the impact of post development stormwater runoff downstream from the proposed development:

- Installation of 5,0 kℓ water tanks on each residential erf will contribute to the attenuation of initial runoffs. The tank overflow will be directed to underground soakaways. With the expected Mean Annual Precipitation (MAP) of 430mm/year, an average roof size of 215m² and 80% efficiency rate the expected annually rainwater harvesting per unit will be around 74 kℓ /household.
- The runoff from any hardened surface, within the developed plots, will be directed towards gardens using strategic landscaping with native vegetation to intercept the runoff.
- The concentration of stormwater runoff will be minimised through the application of landscaping techniques, i.e. by creating grass lined swales, undulations and depressions. These cutoff swales will intercept any overland flow, which will discourage erf runoff to road surfaces.
- Stormwater from road surfaces will be released into the water course through energy dissipating Reno Mattresses structures.

Stormwater Design

Stormwater infrastructure will be constructed in accordance with the standard requirements and specifications as agreed with the Swellendam Municipality. The 100-year flood lines were determined by Mr A.L.Fraser (Pr Eng) and falls outside the development area. See outcome of the flood line study attached to Annexure B. Design criteria adopted for the development regarding stormwater infrastructure is summarised as follows: Runoff rates will be determined according to the Rational Method.

Flood recurrence interval: 2 years

Pipe material: Concrete

Pipe class: 75D Pipe

Diameters: Minimum 375mm Ø up to diameter as required

Bedding: Class C

Inlets: Kerb and grid inlet structure for the northern erven. Open stone pitched channel, in stormwater servitude, for the southern erven.

Manholes: Point of deflections on pip

Water Demand

The estimated Annual Average Daily Demand (AADD) for the development is as follows: 21 Single Residential Erven (small) - 800 ℓ/unit/day 16,8 kℓ/day

Total AADD 16,8 kℓ/day or 0,194 ℓ/s

Availability of sufficient Water Sources

With the expected Mean Annual Precipitation (MAP) of 430mm/year, an average roof size of 215m² and 80% efficiency rate the expected annually rainwater harvesting per unit will be around 74 kℓ/household. It is proposed that the harvesting of rainwater be used for potable water consumption. Each household will be required to have a 5,0 kℓ water tank for rainwater harvesting. There are boreholes (134: 134A and 134C) located on erf 134, north of the district road. Van Biljon (2014-a) undertook a 72-hour pumping test on borehole 134C. The 72-hour pumping test established that borehole 134C can produce 25 m³/day, every day, for 100 years. For the best-case scenario, the yield goes up to 48m³/day. According to van Biljon (2014), borehole 134C's daily yield is 25 m³/day which is more than the daily demand which has been estimated as 16,8 m³/day. There is therefore sufficient borehole water for the proposed development of 21 units on erf 134. The calculations are conservative because the houses are unlikely to be occupied throughout the year.

Water Storage and Fire Fighting

The proposed development, with houses of floor area over 200m², is classified, with respect to firefighting, as low risk group 1 by the Red Book (2004). To achieve the minimal low risk group 1 residual water pressure of 7m and the firefighting flow rate of 900 ℓ/minute, a 125mm Ø water supply pipeline is required from borehole 134C and associated future reservoir, to convey water to the development. Borehole 134C is located to the Southwest of Main Road 268 and the new 140m³ reservoir (±144m²) is proposed in close proximity to this borehole. It was previously recommended that a 130m³ SBS Tank reservoir be constructed near (the unused)

borehole 134A, however, this is no longer preferred nor proposed. The size of the reservoir is determined by the required firefighting capacity (108 k ℓ) plus the daily demand of 16,8k ℓ /day. To ensure that sufficient firefighting capabilities exist, the supply pipeline from the reservoir to the development will consist of a 125mm Ø Class 9 uPVC water main complete with isolating valves, fire hydrants and erf connections. (Drawing HESRIV-573-W1). A servitude should be registered for the pipeline route.

Water Link Service

A new 125mm Ø, Class 9, uPVC water main will be constructed between the reservoir and development complete with isolating valves, fire hydrants and erf connections. A 200mm Ø corrosion protected steel sleeve will cross Main Road 268 between the two fence lines. A 125mm Ø HDPE fusion welded water main will be constructed through the steel sleeve. Water mains parallel to Main Road 268 will be constructed within the 5m building line. Confirmation that the District Roads Engineer support the proposal is attached under Annexure C of this report. Erf connections will consist of HDPE PE80 PN12,5 pipes and terminated with endcaps.

Sewage Management

Both the existing Infanta and the existing Infanta Park use septic tanks for sewage treatment. The septic tanks at Infanta Village are scattered amongst the potable water boreholes within the Village. A few new houses have conservancy tanks which are serviced by Swellendam Municipal tankers. One of three alternatives are available for consideration and approval by Swellendam Municipality namely Conservancy Tanks, Septic Tanks with Soak-aways or small household WWT Package Plants. The nearest Waste Water Treatment Works is 74km (Swellendam) from site. The use of Conservancy tanks is in our opinion not economically viable and not recommended. It is proposed that each erf be fitted with an on-site WWTW Package Plant to handle the expected sewage flow. The factory built activated sludge sewage treatment plant will produce effluent that meets the Department of Water Affairs General Standards. According to the Manufacturer's (Maskam Water) design criteria the system consists over the following qualities:

- Odourless and quiet.
- The installed is underground.
- Has a small footprint.
- Effluent meets the South African DWS General Standard.
- Includes nitrification and de-nitrification cycles.

The smallest available model is the ZF450 which has a capacity to treat 1,500 ℓ/day which is well above the expected 640 ℓ/day sewage flow per household. The water can be recycled for non-potable usage such as flushing toilets, with the remaining effluent being used for irrigation or being discharged underground to a soak-away. Alternatively, all the effluent can be discharged to a soak-away as the surrounding soil is sand and very porous.

Sewer Design Flows

In accordance with the *Guidelines for the Provision of Engineering Services and Amenities in Residential Township Development* it is expected that 80% of the Average annual water daily demand will end up in the wastewater system. annual average dry weather flow (AADWF) equals 80% of 16,8 kℓ/d = 13,44 kℓ/d (640 ℓ/household/day) = 0,156 ℓ/s. To determine the Peak Wet Weather Flow (PWWF) a peak factor of 2,5 were taken in consideration with an expected stormwater infiltration of 15%. The PWWF equals 0,447 ℓ/s.

Electrical Sleeves

The position of electrical sleeves (110mm Class 34 PVC) will be determined in consultation with the Electrical Engineer.

Solid Waste

The expected volume of solid waste generated, for the specific development, will be seasonal. The highest volume of solid waste will be generated during the December-January period with other peaks around school holidays. Low volumes of waste will be generated during winter months. It is expected that between 0,15 to 0,25 m^3/household/week, solid waste, will be generated. Homeowners will be expected to deliver household solid waste to a Waste Transfer Station that will be located at one the one entrance to the development. Swellendam Municipality will service the transfer station on Tuesday's and transport the un-compacted solid waste to the Swellendam Municipal Solid Waste Site. A letter from Swellendam Municipality accepting this proposal is attached to the Service Report. The final decision/position of the solid waste transfer station will be made in association with the Swellendam Municipality.

6.1.3 Freshwater

This study was undertaken by K Snaddon of the Freshwater Consulting Group. The recommendations contained in the report are as follows:

The proposed layout addresses specific concerns from a freshwater ecological perspective.
A sufficiently wide (40 m) corridor along the watercourse is accommodated by the layout. The establishment of such a corridor will protect the watercourse/stream and the surrounding dunes that contribute runoff to the stream during rainfall. The proposed layout takes account of limestone sensitive area, as delineated by the botanist specialist report.

The study advises that the movement of fauna and flora across the site would be improved through the absence of any fences between the houses, thus allowing fauna to move between the houses. A further mitigation would be through ensuring that all gardens are planted with locally indigenous plant species. With mitigation, this impact was assessed as being of medium negative significance for both development alternatives. This negative impact is balanced by the positive impact of the creation of a conservation area in the north-western portion of the site. While there is no detail on how this area will be managed, this represents a positive impact

that it is unlikely would apply to the no development option, due to the uncertainties associated with this option.

There are several negative impacts associated with construction, the most significant of which is the introduction of alien plant species through the use of topsoil for filling and landscaping on the site. Topsoil must be obtained from a reliable source, and local topsoil made use of wherever possible. All of the construction impacts can be minimised through the implementation of several mitigation measures, which must be detailed in an environmental management plan for the site, prior to the commencement of construction. The main concerns about the operational phase of the residential development are the generation and management of stormwater and treated sewage. The stream is ephemeral and any change in hydrology or pollution of the watercourse due to the introduction of residential stormwater runoff, or to irrigation with treated sewage will change the nature of the system, and lead to a deterioration in the quality of habitat provided within the corridor. This impact was assessed as being of low to medium significance before mitigation, and of low significance with mitigation. Septic tanks must be located outside of the 1:100-year flood line. The following mitigating measures are proposed:

Construction Phase:

- Conduct trenching by hand within ecological corridors and avoid using machinery.
- Perform excavation during the dry season and rehabilitate disturbed areas quickly.
- Store building materials at least 50 meters away from watercourses and protect them from wind.
- Prevent pollution by placing machinery prone to leaks away from sensitive areas and using drip trays for equipment.
- Avoid introducing alien invasive species by ensuring soil and top material are free from alien seeds.
- Educate workers on environmental awareness and minimize disturbances to fauna and flora.

Operational Phase:

- Implement an Environmental Management Programme (EMPr) with specific guidelines for minimizing disturbances.
- Maintain connectivity between conservation areas and ensure gardens are planted with indigenous species.
- Limit the use of treated wastewater for irrigation and monitor waste treatment systems regularly.
- Educate residents on responsible use of household chemicals to avoid septic system inefficiencies.
- Utilize stormwater management systems designed to mimic natural hydrology, ensuring proper runoff infiltration.

In an updated report complied in December 2024 Snaddon confirmed that *"Alternative 3 is the preferred development layout from a freshwater ecological impact, as all of the erven are located outside of the watercourse corridor".* It should be noted that there are no material differences between Alternatives 3 and 4 that would warrant a reassessment of the freshwater features or potential freshwater impacts. Accordingly, no further update to the Freshwater Assessment Report is considered necessary.

6.1.4 Botanical

This study was undertaken by Dr. David Hoare of BioCensus (Pty) in 2026. The recommendations contained in the report, dated August 2026, are as follows:

- One Endangered plant species is confirmed to occur on site. A total of 35 plants of the Endangered species, Erica oblongiflora , were found on site within Limestone Fynbos. The site therefore has HIGH sensitivity with respect to the Terrestrial Plant Species Theme.

- The proposed development footprint avoids most plants that occur on site, and a large proportion of the most suitable habitat is avoided. The proposed layout is likely to have impacts of LOW significance on this Terrestrial Plant SCC.

- Small patches of CBA1 and ESA1 of very high sensitivity are mapped as occurring in the north-eastern corner of the site. All affected areas on site are previously disturbed and currently contain alien vegetation as well as transformed areas (existing house and associated infrastructure). No intact areas of the CBAs/ESAs will therefore be affected.

- The site is mapped as partially occurring within a listed ecosystem, namely Overberg Dune Strandveld, which is listed as Endangered. The vegetation type has been updated at SANBI in the 2024 release of the national vegetation map and is now called Southwestern Strandveld, which has been assessed by SANBI as Least Threatened. However, this update has not yet been made in the published Revised National Ecosystem List.

- The proposed development is likely to have impacts of VERY LOW significance on any Terrestrial Biodiversity features.

- The proposed water infrastructure comprises a reservoir and a narrow pipeline alignment that largely follows an existing disturbed boundary/access corridor, thereby minimising new disturbance to natural vegetation.
- Three Vulnerable plant Species of Conservation Concern (*Agathosma muirii, Berzelia cordifolia* and *Gladiolus vaginatus*) were confirmed within the affected area. Although individual plants may be lost, the affected populations represent a small proportion of the known populations, and the impact is assessed as LOW significance.

- The pipeline traverses natural vegetation associated with the Endangered Albertinia Sand Fynbos ecosystem and mapped CBA1, CBA2 and ESA areas. These areas have high biodiversity importance, but the proposed disturbance is narrow and localised and is not expected to materially compromise ecological connectivity or the ecological functioning of the biodiversity network.

Overall, the proposed development is supported from a terrestrial biodiversity and plant SCC perspective, subject to implementation of the specified mitigation measures and obtaining all required flora permits

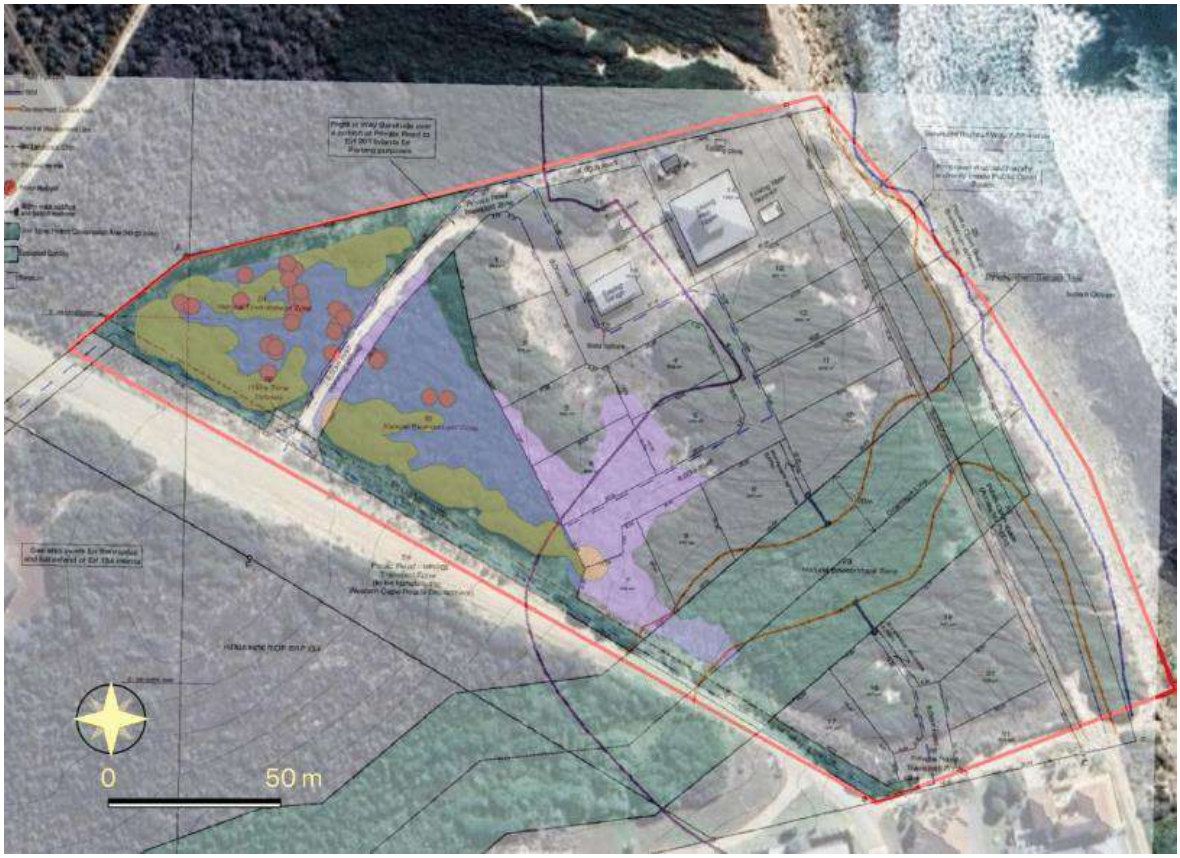


Figure 28: Proposed layout of stands. Locations of the threatened plant species are shown, as well as limestone fynbos habitats in which it occurs.

The report concludes as follows:

Proposed development site

PLANT SPECIES THEME:

1. The proposed development site was flagged as having MEDIUM sensitivity with respect to the Terrestrial Plant Species Theme.
2. The site inspection and desktop research determined the sensitivity to be HIGH—an Endangered plant species, Erica oblongiflora, was confirmed to occur on site. A total of 35 plants were found on site within Limestone Fynbos. The population on site is an isolated population on the edge of the known distribution of the species. It is within a small, fragmented and isolated patch of habitat far from the core areas where the species occur.
3. The proposed development footprint avoids most plants, and a large proportion of the most suitable habitat is avoided. The proposed layout is therefore likely to have impacts of LOW significance on this Terrestrial Plant SCC.

TERRESTRIAL BIODIVERSITY THEME:

1. The site consists of various degraded and transformed habitats, as well as small areas of limestone fynbos that is slightly within the direct footprint of the proposed project.
2. The site was flagged as having VERY HIGH sensitivity with respect to the Terrestrial Biodiversity Theme. The features of concern for this project are small patches of CBA1 and ESA1, as well as areas occurring within a listed ecosystem, namely Overberg Dune Strandveld, which is listed as Endangered. The vegetation type has been updated at SANBI and is now called Southwestern Strandveld, which has been assessed as Least Threatened. However, this update has not yet been made in the published Revised National Ecosystem List.
3. The site inspection and desktop research shows that all affected areas on site are previously disturbed and currently contain alien vegetation, which is legally defined as being in a natural state, as well as transformed areas. The alien vegetation does not have the characteristics of the original untransformed vegetation that would have occurred there. No intact areas of the CBAs/ESAs will therefore be affected. Any disturbance can be rehabilitated to the current state within relatively short timeframes.
4. The proposed development is likely to have impacts of VERY LOW significance on any Terrestrial Biodiversity features.

It is therefore possible to develop the proposed development without having significant impacts on any natural features, on the following conditions:

- All construction-related impacts are to be kept within the proposed footprint areas.
- Employ construction best practices to minimise soil disturbance, runoff, and vegetation clearing.
- Develop and implement Alien Invasive Species Management Plans pre- and post-construction.

Minimal biodiversity impacts are expected if these conditions are met. This project based on the implementation of these recommendations is supported.

Specific issues relevant to the site are as follows:
Alien invasive species: Parts of the site are heavily invaded by Acacia cyclops (rooikrans). These are within the proposed footprint area of the development, but also extending into remaining limestone areas, along the coastal slopes, and in the drainage valley. If the development is approved then it will still be necessary to control aliens in the three remaining zones mentioned. Ideally, the entire coastline northwards needs proper alien control intervention, which would be a community-wide initiative and beyond the responsibility of a single property owner.

Hydrology: The drainage valley needs to be rehabilitated as best as possible, primarily through alien clearing. It is part of a dune ecosystem, therefore control of the aliens is likely to lead to natural propagation into the site of bird-dispersed shrub species, such as Searsia laevigata, Searsia glauca, Colpoon compressum and others. It is likely that milkwoods (Sideroxylon inerme) will also eventually propagate into the site.

Limestone fynbos: The limestone fynbos on site is not in good condition and has been degraded by several historical factors, including fragmentation (MR268 and property driveway), isolation from other limestone

areas (due to urbanisation, cultivation, roads, alien invasion), edge effects, and invasion by alien species. Nevertheless, it is recommended that the core area is not developed and that it is managed as best as possible to improve its condition. Whether there is any long-term likelihood that it survives is debatable, but it is worth giving it a chance.

Coastal slopes: The heavily invaded areas overlooking the coast need to be cleared of aliens and rehabilitated. The natural vegetation would have been a wind-cropped milkwood-dominated dwarf thicket, but it is unlikely that this will be able to be re-established under current conditions. However, this zone is included in a CBA1 area and effort should be taken to restore natural function without alien species.

Proposed water pipeline route and reservoir

PLANT SPECIES THEME:

1. The proposed pipeline and associated infrastructure were flagged by the DFFE Screening Tool as having MEDIUM sensitivity with respect to the Terrestrial Plant Species Theme.
2. The site inspection and desktop assessment determined that the sensitivity is HIGH, based on the confirmed occurrence of three Vulnerable plant Species of Conservation Concern (SCC), namely Agathosma muirii, Berzelia cordifolia and Gladiolus vaginatus. Although these species are Vulnerable, they are relatively widespread and the populations occurring within the affected area represent only a small proportion of their overall populations and distributions.
3. The proposed pipeline alignment has been positioned along an existing disturbed boundary/access corridor, thereby limiting the extent of new disturbance to natural habitat. The proposed footprint is narrow and is expected to affect only a small number of individuals of the confirmed SCC. The loss of these individuals is not expected to affect the persistence or population viability of any of the species.
4. The impact on plant SCC is therefore assessed as LOW significance, provided that the construction footprint is strictly controlled and the required plant permits and mitigation measures are implemented.

TERRESTRIAL BIODIVERSITY THEME:

1. The proposed pipeline and associated infrastructure were flagged by the DFFE Screening Tool as having VERY HIGH sensitivity with respect to the Terrestrial Biodiversity Theme.
2. The pipeline traverses natural habitat representative of Albertinia Sand Fynbos, an Endangered ecosystem. The affected areas are also mapped as CBA1, CBA2 and/or ESA areas, reflecting their importance for meeting biodiversity targets and maintaining ecological support functions.
3. The field assessment confirmed that the affected areas contain natural vegetation, although the habitat along the proposed pipeline alignment is locally influenced by existing disturbance associated with the property boundary and access. The proposed pipeline will therefore result in some direct disturbance and loss of natural vegetation within mapped biodiversity priority areas.
4. Notwithstanding the high biodiversity importance of the affected areas, the proposed impact is highly localised and linear, and the pipeline alignment follows an existing disturbed boundary/access corridor. The proposed development is not expected to result in significant fragmentation of the surrounding natural habitat, disrupt landscape connectivity, or materially compromise the ecological processes or

biodiversity targets for which the CBA and ESA areas were identified. Temporary construction disturbance can also be substantially reduced through appropriate rehabilitation.

5. The impact on terrestrial biodiversity features is therefore assessed as LOW significance, provided that the construction footprint is strictly controlled and the specified mitigation and rehabilitation measures are implemented.

CONDITIONS OF APPROVAL / MITIGATION

It is considered possible to construct the proposed water infrastructure without significant residual impacts on plant SCC or terrestrial biodiversity features, provided that the following measures are made conditions of the Environmental Authorisation:

1. All construction-related disturbance must be restricted to the approved development and construction footprint. No unnecessary clearing, vehicle movement, material storage or other construction activities may occur within adjacent natural vegetation.
2. The proposed pipeline alignment should be retained along the existing disturbed boundary/access corridor and should not be relocated into currently undisturbed natural habitat without a comparative ecological assessment.
3. Construction must follow best-practice measures to minimise vegetation clearing, soil disturbance, erosion, runoff and sedimentation.
4. An Alien Invasive Species Management Plan must be developed and implemented before construction and maintained during and after construction.
5. All temporary disturbance associated with construction must be rehabilitated following completion of the pipeline installation, with appropriate topsoil handling and management of alien invasive species.
6. A CapeNature flora permit must be obtained before any listed plant SCC are damaged, destroyed or removed, where required by applicable provincial legislation.

The proposed water infrastructure will result in a small, localised loss and disturbance of natural vegetation within areas of high biodiversity importance. However, the proposed alignment has been selected to minimise new disturbance, follows an existing disturbed boundary/access corridor, and is not expected to compromise the ecological functionality, connectivity or biodiversity objectives of the surrounding CBA and ESA network. Similarly, the number of plant SCC individuals potentially affected represents only a small proportion of the relevant species' populations and is not expected to affect their population viability. The residual impacts are therefore assessed as LOW significance, provided that the mitigation, rehabilitation and legal compliance measures specified above are implemented. On this basis, the proposed water infrastructure is supported from a terrestrial biodiversity and plant SCC perspective.

6.1.5 Coastal Setback line Study

This study was undertaken by Laurie Barwell of Laurie Barwell & Associates (Pty) Ltd in July 2026. The recommendation contained in the report is as follows: "*It is the author's considered opinion that the*

development setback line will allow for positioning the proposed infrastructure beyond the reach of the natural processes of floods and the sea including the influence of climate change and in particular Sea Level Rise".



Figure 29: Low, Medium and High risk lines

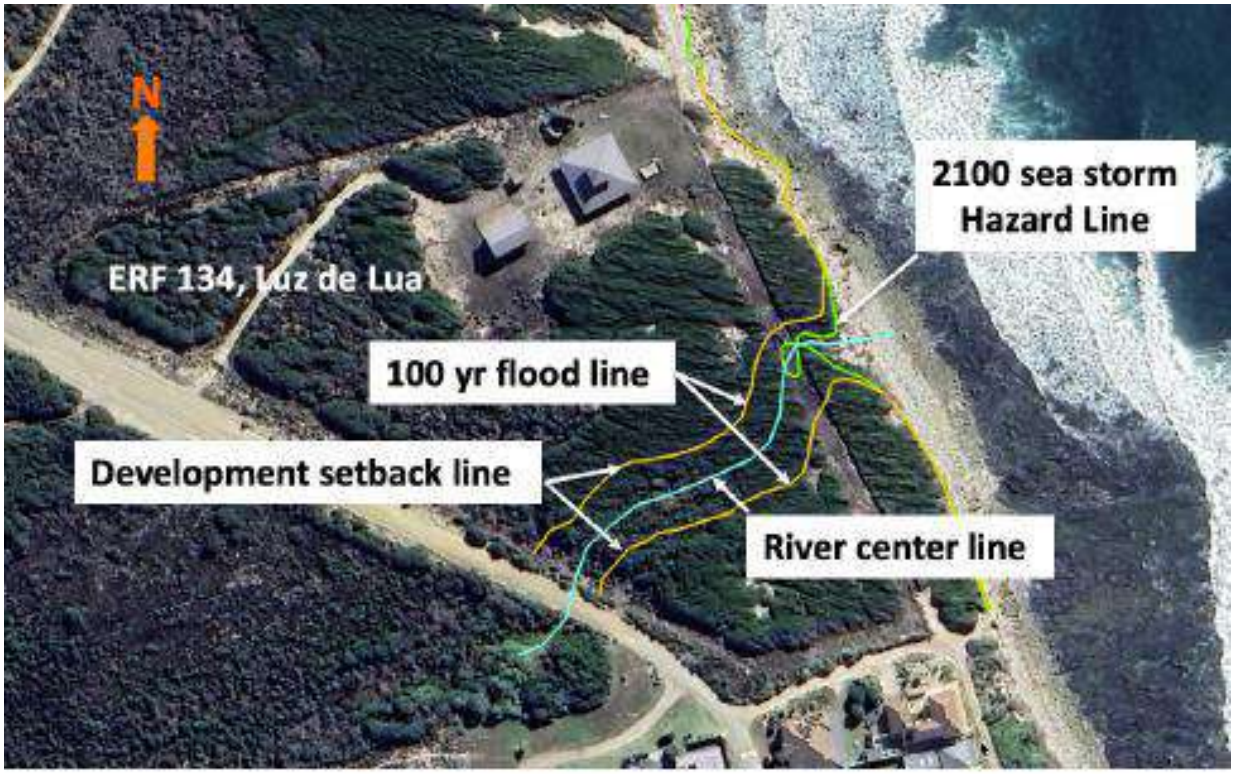


Figure 30: The proposed Development coastal setback lines.

6.1.6 Socio-economic Assessment

This study was undertaken by Tony Barbour and Schalk van der Merwe. The recommendations contained in their report are as follows:

The area has therefore been identified as suitable for residential development. The findings of the SIA also indicate that the construction of the proposed 20-22 units will create employment and business opportunities for the local economy. The negative impacts associated with the construction phase can all be effectively mitigated.

The findings of the SIA indicate that the potential impact on Infanta's current character will be largely dependent upon the type and scale of houses developed. If strict architectural design guidelines that are in keeping with and sensitive to the current scale of development in Infanta are implemented and attached to the deed of sale for all properties, then the impact on the current character of the town will be limited.

Barbour provided an addendum to his first report in December 2023. In this addendum he concludes as follows: "Based on the findings of the March 2015 SIA and the review of the SLM SDF (2020), the proposed development of Alternative 3 (21 units) within the demarcated Infanta urban edge area is supported. However, as per the recommendations of the 2015 SIA, this support is conditional upon the application of strict architectural design guidelines that are in keeping with the current scale of development in Infanta and are sympathetic to the local environment. The mitigation measures listed in the SIA (2015) should also be implemented and included in the EMP4. The following additional mitigation measure is also recommended: The contractor for the bulk service component of the development will be liable for security arrangements during the construction operations.
In addition, the establishment of a security type estate, with controlled access is not recommended or supported.

6.1.7 Traffic Impact

A traffic study was undertaken by PJ van Blerk of the ICE Group in 2016. In 2019 the ICE Group confirmed "*that it is the opinion that the Conclusions and Recommendations made in the latest TIS for the proposed residential development on the subject property (prepared by this company, Ref: iCE/B/960, 4 May 2016)*
remains applicable." These are as follows:

i) That the portion of Erf 134 on which the development is proposed is located just north of the existing Infanta town and on the northeastern side of Main Road 268 as indicated on the **Erf 134;**

ii) That a Traffic Impact Statement dated 7 December 2012 was submitted as part of the application for rezoning and subdivision of Erf 134, that based on comment from the PGWC (Road Network Management) in a letter with reference 16/9/6/1-27/24 (Job 23035) dated 1 July 2015, objecting to the previously proposed

access to the northern portion, it was decided to omit the access and have one access to the development at the position of the proposed access to the southern portion and that the developer then decided to rather retain the existing access to the property as the access to the northern portion of the proposed development;

iii) That the proposed development will consists of 21 erven (including the existing house) of which 5 will be on the southern portion and the remaining 16 on the northern portion of the proposed development, that the two portions will be separated by means of a green corridor in which no hardened surfaces, such as roads, will be allowed and that each portion will therefore have to have its own access from the main road as indicated on the **Proposed Plan of Sub-Division;**

iv) That the northern access falls within the PGWC's jurisdiction whilst the southern access falls within the Swellendam Municipality's jurisdiction;

v) That, due to the low number of permanent inhabitants and the fact that there are no industrial- and business areas in the vicinity of Infanta, no peak hour periods for traffic exists;
vi) That Main Road 268 between Infanta and the N2 is currently a gravel road with the surfaced section starting just before the residential houses at Infanta;
vii) That the speed limit on Main Road 268 is 80 km/h with the 60 km/h road sign just to the south of the existing access to the property (the now proposed access to the northern portion of the proposed development);

viii) That several speed humps exist along the surfaced section of the road within the residential area with the first one just to the south of the proposed access to the southern portion of the proposed development;

ix) That the point of access to the northern portion of the proposed development (16 properties) will be at the existing access to the property and that the access to the southern portion of the proposed development (5 properties) will be opposite an existing street just to the south of where the surfaced section of Main Road 268 starts; Page **9** of **9;**

x) That MR 268 is a Class 4-road and the environment can be classified as suburban;
xi). That the spacing between the accesses as indicated on the ***Erf 134 Access Spacing Plan*** is considered acceptable;
xii) That the sight distances from both the proposed accesses in both directions along Main Road 268 are considered acceptable;
xiii). That due to the fact that the existing development in Infanta is residential and the proposed development will be zoned residential it is expected that very few trucks will visit the area other than construction vehicles and refuse trucks;
xiv) That parking on the properties should conform to the Municipality's requirements;

xv) That in view of the very low volumes of traffic and non-motorised traffic in the area no provision has been made for non-motorised transport along Main Road 268 and that a walkway will be provided along the beach front side of the proposed development; and

xvi) That most of the comments received from the public are related to the increase of the dust problem due to the additional traffic as well as whether the main road will be able to cope with the additional traffic but that the internal roads will be surfaced and thus not result in any additional dust and that the main road should be able to carry the additional light vehicle traffic as a result of the proposed development;
The access point to the development was in principle approved by both the Swellendam Municipality (l*etter dated 12 August 2015*) and PGWC (*letter with reference 16/9/6/1-27/24 dated 11 August 2015*). by the Provincial Roads Engineer.

6.1.8 Heritage Impact Assessment

This study was undertaken by Nicolas Baumann. The recommendations contained in his report are as follows:
The original assessment, dated 6 September 2010, concluded that the heritage significance of the site, apart from potential archaeological resources is low and the impacts on identified resources, predominantly the view from the main access road is also likely to be low. The assessment recommended that HWC recommend to DEA&DP that no farther heritage studies related to the built environment or the cultural, predominantly visual landscape are required. The mitigation measures identified in the report were considered to mitigate any potential negative impacts. These mitigation measures included:

- The provision of a landscaped strip adjacent to the main access road of approximately 8m with guidelines to ensure appropriate boundary wall treatment and to ensure that the immediately adjacent even do not present their rear elevations to the main access road to the village.
- An aspect of this landscaped strip should be the retention of the high point of the site at the southern tip and immediately adjacent to the existing residential area to the south-east as a natural green area.
- Sufficient set-back lines should be established along the natural drainage feature to ensure sufficient views across the site to the sea.
- The band of green space in front of the existing village should be used as a guide to the establishment of the set-back line.
- The need for the layout to respond to any findings that might emanate from the proposed shovel testing recommended for the three sites identified in the archaeological study.

These recommendations were endorsed in the Record of Decision issued by Heritage Western Cape on the 2 December 2010. In a subsequent letter from HWC dated 13 June 2012, following the archaeological excavations, HWC again confirmed that the development could proceed. The conditions included radiocarbon dating of material recovered from sites CI03 and CI18, monitoring of all bulk earthworks and submission of a monitoring report. In this regard, after the final excavation and radiocarbon dating results were submitted to HWC, a letter dated 12 December 2012 confirmed that no further archaeological studies were required and that the archaeological mitigation investigations had been concluded, subject to the continuing monitoring and reporting requirements listed in the 2010 decision.

On 7 December 2016, the heritage specialist informed Heritage Western Cape of minor amendments to the previously approved layout and access arrangements, reducing the development from 24 to 21 erven while retaining the established road, coastal and drainage-feature setbacks. It concluded that the revised layout continued to address the heritage mitigation requirements and would not affect any identified heritage resources. HWC was therefore requested to confirm that its previous approval remained applicable and that no further heritage studies were required. HWC considered the revised layout, which reduced the development from 24 to 21 residential erven and introduced minor access amendments. HWC confirmed on 21 April 2017 that its Final Comment dated 2 December 2010 remained applicable, that the proposed deviations would not result in additional heritage impacts and that the development could proceed subject to the existing archaeological conditions associated with radiocarbon dating and earthworks monitoring requirements. It should however be noted that the radiocarbon dating has been completed and submitted to HWC in 2012 and is contained in the 2012 Archaeological Impact Assessment report.

On 31 October 2024, the heritage specialist confirmed that the revised proposal, which form the basis of this rezoning application, is a substantial improvement on the earlier layout. He notes that a no-build conservation area of approximately 6000m² is proposed at the point of entry into the village, replacing the original proposal of some 8 residential even. A 40m wide visual corridor along the dramatic course, linking the access road to the sea has also been provided. Furthermore, the 8m set-back line recommended in the heritage assessment has been adhered to. The band of green space in front of the existing village has been used as the guide to the establishment of the set-back line for the development adjacent to the coastline. All the mitigation measures have thus been adhered to. The revised proposal is a substantial improvement on the original layout. No heritage resources will be affected. The Heritage specialist therefore recommends that HWC comment to DEA&DP that no further heritage analysis is required and that the development may proceed.

On the 9th of March 2026, HWC reviewed the revised SDP and formally confirmed that it was substantially in accordance with its approvals dated 2 December 2010, 13 June 2012, 12 December 2012 and 21 April 2017. HWC concluded that no further action under section 38 of the NHRA was required at that time, subject to the monitoring of all bulk earthworks and submission of the monitoring report.

6.1.9 Fauna Assessment

In addition to the July 2010 site visit that was conducted for the faunal baseline assessment (Burger 2011), the study area was again visited in July 2023 by Sungazer Faunal Surveys to assess the site. Their assessment concluded that the site of the proposed development is unlikely to support any of the bird and invertebrate SCC that were flagged by the STR, nor any of the additional bird SCC that are known from the general region. The site is too small to be of any significant value to any of these bird SCC, and these all have low probabilities of utilising this site. Although the size of the site may be somewhat better suited to accommodate invertebrate (insect) SCC, the species flagged by the STR are unlikely to occur at or sporadically utilise this property. The STR Animal Species Theme rating of MEDIUM sensitivity for this area (for is thus not appropriate and should instead be considered as being of LOW sensitivity in the context of these SCC. As such, it is not necessary to

compile TASSAs for this proposed development, and thus this TASCS should suffice for the basic assessment process. Likewise, these results also negate the need for an impact assessment component.

In summary, this faunal assessment concludes that none of the bird and invertebrate SCC that were flagged by the STR are of significance to the proposed development – and thus they do not present any constraints in the context of the proposed development. The current layout (Alt. 3) makes provision for units of undeveloped terrain (eco-zones), which to some degree will allow for ecological functioning to be maintained. Additionally, the general habitat management recommendations and mitigation measures as per the botanical assessment (McDonald 2021) must be complied with.

6.1.10 Water Use Licence

An application in terms of the National Water Act, 1998 (Act No. 36 of 1998) and the Water Use Licence Application and Appeals Regulations, 2017, has been made to the Department of Water and Sanitation. The report states that the estimated Annual Average Daily Demand (AADD) for the development is for 21 Single Residential Erven (small) - 800 ℓ/unit/day 16,8 kℓ/day, with the total being 16,8 kℓ/day or 0,194 ℓ/s.

With the expected Mean Annual Precipitation (MAP) of 430mm/year, an average roof size of 215m² and 80% efficiency rate the expected annually rainwater harvesting per unit will be around 74 kℓ/household. It is proposed that the harvesting of rainwater be used for potable water consumption. Each household will be required to have a 5,0 kℓ water tank for rainwater harvesting. There are boreholes (134: 134A and 134C) located on erf 134, north of the district road. Van Biljon (2014-a) undertook a 72-hour pumping test on borehole 134C. The 72-hour pumping test established that borehole 134C can produce 25 m³/day, every day, for 100 years. For the best-case scenario, the yield goes up to 48m³/day. According to van Biljon (2014), borehole 134C's daily yield is 25 m³/day which is more than the daily demand which has been estimated as 16,8 m³/day. There is therefore sufficient borehole water for the proposed development of 21 units on erf 134. The calculations are conservative because the houses are unlikely to be occupied throughout the year.

7 MOTIVATION SUMMARY

7.1 Compliance with LUPA and SPLUMA

Section 7 of SPLUMA and Section 59 of LUPA require that land use planning be guided by a number of broad land use planning principles. The principles of special justice, special sustainability and efficiency are of relevance to land use applications. The proposed development is aligned with these principles as demonstrated below:

(a) The principle of spatial justice

The proposal will provide job opportunities during construction and limited job opportunities during operations.

(b) The Principle of spatial sustainability

The development will be carries out in a sensitive manner that will not impact negatively on the sensitive environment, but fully in compliance with the specialist studies undertaken for the area. Only a small portion of the larger is to be developed in the area delineated in the SDF thereby reducing urban sprawl. The development represents infill of a portion of land adjacent to surrounded residential development. The development will be privately developed. All costs will be carried by the developer, and no onerous burden will be placed on the Municipality / state. Services will be partly off-grid with allowance for solar on each dwelling. Discussions have taken place with Eskom who have confirmed electricity supply. The developer will, in consultation with the Municipality, pay the required services contributions. Further, rates charges will be payable to the Municipality once the development has been completed and occupied. Thus, this criterion will be fully met.

(c) The principle of efficiency

The proposed development will make use of use of existing resources and infrastructure. Most services will be off- grid including water and sanitation. The existing road infrastructure is sufficient for the scale of development proposed.

(d) The principle of spatial resilience

The development is set behind the coastal setback line and away from any sensitive ecosystems identified in the Breede River Management Plan.

7.2 The impact of the proposed land development on municipal engineering services

Roads: The existing road network has sufficient spare capacity to accommodate the proposed development and the expected additional trips to and from the proposed development will have an insignificant impact on the surrounding road network.

Potable Water: 74m^3/household (74kℓ) of rainwater can be harvested annually. The implication is that rainwater can supply 74 days of water supply. This exceeds the expected occupation of the typical erf 134 household, which is seasonal. In addition, the existing borehole 134C can produce 25m3/day, every day, for 100 years. For the best-case scenario, the yield goes up to 48m3/day. The daily yield is more than the daily demand which has been estimated as 21 m^3/day.

Stormwater: Runoff from the roofs will be led towards rainfall tanks. The tank overflow will be directed to underground soakaways. Paved areas within plots will be minimized. For instance, grass block driveways, or strip roads, will be preferred to paved driveways. The runoff from any hardened surface within the developed plots will be led towards gardens using strategic landscaping with native vegetation to intercept the runoff. Where feasible, cut off swales will be placed at the downstream side of the plots. These cut-off swales intercept any overland flow, which will then drain into the soil. The SWMP will comply with SUDS regulations.

Wastewater: A Fusion Wastewater Treatment plant system will be used to treat the wastewater generated by the development. All internal roads have been designed to accommodate associated vehicles.

7.3 Compliance with the applicable policies of the Municipality that guide decision-making:

Swellendam Spatial Development Framework Compliance

The Swellendam Spatial Development Framework (SDF),2020, identifies the area in question as falling within the urban edge and as an urban extension area, the scale and form of which is to be determined by an Integrated Environmental Management (IEM) process. The planning document which is the product of an extensive public participatory programme undertaken, has been adopted by the Swellendam Municipality.

The proposed change in land use is for land positioned inside the designated urban edge and is in keeping with the Swellendam (SDF) (approved by the Swellendam Municipality). This document identifies the proposed uses as 'desired' land uses.

This Spatial Development Framework (SDF) is the most credible representation of the present-day local spatial planning paradigm. The composite map included in the SDF clearly shows the area in question as an area situated within the urban edge of Infanta and identifies the land suitable for residential development. The proposed rezoning of the site in question for residential purposes is therefore entirely in keeping with current and up to date planning policy. While the document provides a clear indication of the positioning of the Urban Edge Line and the number of dwelling unit opportunities, notional areas are presented for land to be developed and areas to be retained as natural open space. These "zones" are essentially schematic and the document makes it very clear that the exact detail of any proposal must be informed by all the necessary specialist studies required to address all pertinent issues.

At the time that the Swellendam Local Spatial Development Framework was compiled, no such detailed studies were undertaken and for this reason the diagrams provided indicate notional concepts. A series of specialist studies undertaken by respected specialists in their various fields have now been completed and the recommendations contained in these studies have informed the exact nature of the development concept proposed. On-site specialist analysis of flora and fauna has resulted in area specific evaluations. What has become clear from the results of these studies is that it is simply not possible to assign specific uses to the site without undertaking such specialist studies, as many of the critical issues are quite area specific. This is something that the Swellendam SDF acknowledged.

The public access road indicated in the Growth Management Plan which is notionally positioned on the northern boundary of the property, cannot be accommodated in that position on erf 134. This is due to the fact that a large portion of the north western corner of erf 134 has been identified in the specialist study undertaken, to have extremely high conservation status. The Specialist studies undertaken have therefore necessitated the revision of the initial design proposal to ensure that no development or access of any manner occurs on this part of the property. The proposed point of vehicular entry on the Growth Management Plan is also not acceptable to the Provincial Roads Engineer due to obscured site lines at that point. This is due to the

contoured landscape. For this reason, the, the access indicated on the Growth Management Plan requires revision.

It is therefore proposed that the access way as proposed in this application, be utilised to link up with the reminder of the road, as per the Growth Management Plan, on the adjacent property. Furthermore, it is simply not physically possible to locate parking in the northeast corner of the property as there is an existing grave of significance in this area which cannot be relocated. There are no physical hindrances to the accommodation of this concept on the adjoining land. There would be no objection from the applicant to such a proposal.



Figure 31: The existing informal road running across the portion of the property with high conservation value. The intention is to utilize this route to avoid further disturbance. The access point is also ideal for traffic sight lines in both directions.



Figure 32: The corner of the adjacent property abutting the property in question. Note the disturbed planting which would suggest that the site is preferable to accommodate any parking proposal.



Figure 33: The Infanta Growth Management Plan

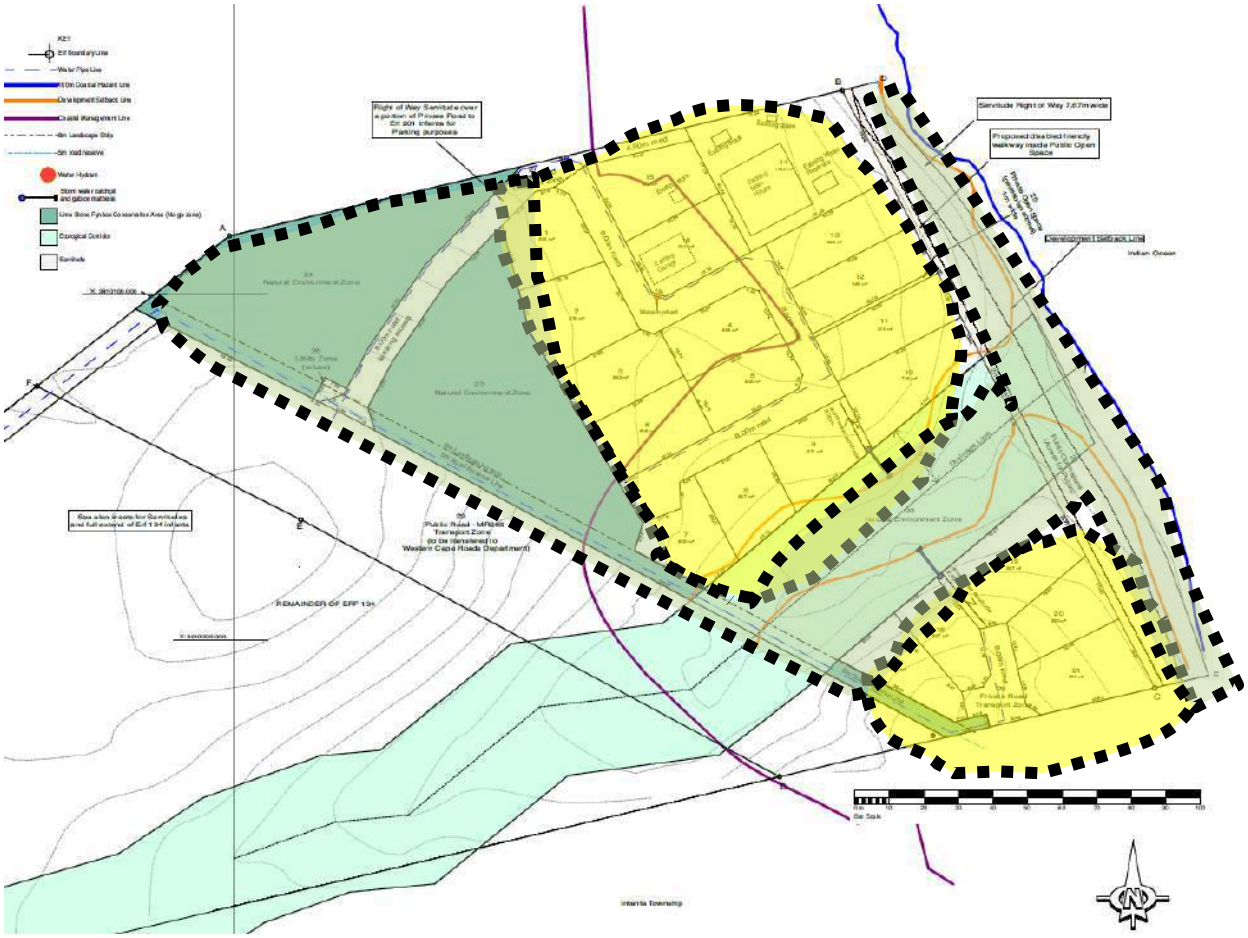


Figure 34: The warping of the Growth Management Plan conceptual diagram in order to respond to the specialist study informants.

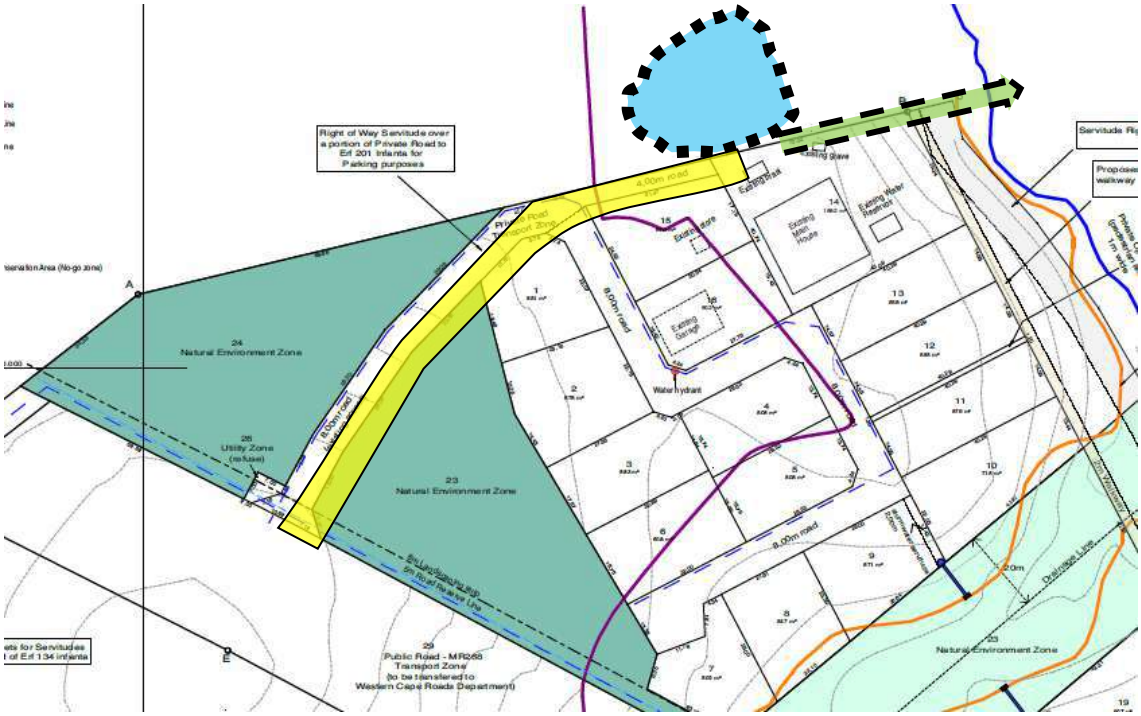


Figure 35: The possible warping of the access to the coast in future applications– Road (Yellow), Parking Area (blue) ,Walkway (green)

7.4 Key Planning Considerations

Erf 134, Infanta is located between the Infanta village (an orthogonal grid settlement adjacent to the coastline) and Infanta Park (a later suburban development), some 50 km southeast of Swellendam and about 1 km southeast of the Breede River mouth. A watercourse is located along a portion of the site that runs through the middle of these two portions of the village. A sufficiently wide (40 m) corridor around the watercourse is accommodated by the layout. The establishment of such a corridor will protect the watercourse/stream and the surrounding dunes that contribute runoff to the stream during rainfall.

Erf 134 is 85.6 hectares in size and stretches from the Indian Ocean coastline in a westerly direction. The property is traversed by the main access road into Infanta Village (northwest to southeast direction). The portion of erf 134 lying East of the main road is the portion, which is the subject of this planning application. The remainder (West), which constitutes 95% of the total site, will remain protected for conservation use. The intention to develop only a small part of a 3.89-hectare portion of the property by constructing an additional 20 freestanding single dwelling residential units. As stated above about twenty eight percent of the 3.89-hectare area is of conservation value and will remain in its existing naturally vegetated state. This land will be rezoned to Natural Environment Zone (NES) in order to afford it protection. Another nine percent of the coastal edge of the property will be zoned Public Open Space (PrOS) and will offered up for curatorship to ensure public access. A public servitude right of way corridor will also be registered over a portion of this land.

The remainder of the land will be rezoned to Natural Environmental Zone, Public Open Space, and Private Open Space, in order to afford this land long term protection. Approximately thirty-four percent of the rest of the site will be developed with twenty single dwelling units (the existing dwelling house on the property will remain as is). Only about 6680m² or 17% of the entire 3.89 hectares site will be set aside for potential building footprints. Eighty two percent of the site to be rezoned will therefore remain as open and unbuilt area.

A no-build conservation area of approximately 10758m² is proposed at the point of entry into the development. A 40m wide visual corridor along the water course, linking the access road to the sea has also been provided. Furthermore, an 8m set-back line along the access road, as recommended in the heritage assessment, has been adhered to. The band of green space in front of the existing village has been used as the guide to the establishment of the set-back line for the development adjacent to the coastline. Two vegetation types are found in the designated study area on erf 134 Infanta, namely De Hoop Limestone Fynbos and Overberg Dune Strandveld. Overberg Dune Strandveld is considered to be least threatened. De Hoop Limestone Fynbos presence makes a part of the study site extremely conservation worthy. Development is only proposed on areas of lower conservation value, with a large portion of the area to remain protected as Public Open Space.

The proposed subdivision layout is the result of a very careful urban design exercise which has taken into consideration the opportunities and constraints of the environment as well as the existing pattern of development. The overall design proposal has been driven by criteria identified in the specialist studies that have been undertaken. The remainder of the site, the vast majority of Erf 134, will not be rezoned and will remain zoned for agriculture, and remain in its current natural vegetated state.

The overall design philosophy is to ensure that intervention in the natural landscape is minimized. Every effort will be made to ensure that the placing of all buildings will respect the natural elements, which make up the landscape. These include ridgelines, watercourses, areas of significant and valuable indigenous vegetation, and primary dune vegetation, amongst other things. The dwelling houses are to be positioned within a Fynbos landscape, and landscaped or cultivated garden spaces will be restricted to the internal courtyards of each house. An appropriate indigenous planting program is proposed to restore certain areas and enrich others. All environmentally sensitive areas will be protected and access to these areas will be limited. The architectural approach draws from the best emerging architectural qualities inherent in the older Infanta settlement while respecting environmental issues identified through the various specialist studies that have been undertaken. A set of comprehensive Design Guidelines has been developed to ensure that this occurs. It is proposed that these guidelines will form part of the statutory controls governing the future development of the land in question.

Proposed erf sizes vary between 500m^2 and 1582m^2, with fourteen of the plots larger than 550m^2, and six larger than 630m^2. The gross density of the land to be rezoned will be 5.4 units per hectare. This is a very low density and compares favourably with the existing patterns of development in Infanta , where the gross density of Infanta Village is currently 10 units per hectare and the average plot size for the entire settlement of Infanta is currently 466m^2. The proposed plan of subdivision is therefore in keeping with existing plot sizes and densities.

The construction of internal roads, the nature and positioning of all fencing, and the provision of services, will all be guided by the recommendations made by the various specialists who contributed to the Environmental Impact Assessment process.

8 CONCLUSION

The application to rezone the properties in question from Agricultural Zone (AZ) to Residential Zone 1(R1), Natural Environment Zone, Utility Zone, Private Open Space, Public Open Space, and Transport Zone (TZ) (Public Road) in terms of Section 15(2) of the Swellendam Municipal By-Law on Land Use Planning, 2020, to permit the erection of an additional 20 single dwelling residential units satisfies the requirements of all existing relevant legislation and planning policies.

Numerous comprehensive studies by experts in their respective fields have been undertaken as part of the Environmental Assessment process. Various mitigating measures have been recommended and adopted in the final sketch design process to ensure that the development of the 3.89-hectare portion of the property is undertaken in the most environmentally responsible and contextually appropriate manner. It is proposed that a set of Architectural Guidelines are adopted to ensure that development proceeds in a contextually sensitive manner. The local authority will no doubt tie any approval to a series of appropriate conditions to ensure that that any approved development occurs in a responsible manner.

PROPOSED REZONING AND SUBDIVISION

PORTION OF ERF 134 INFANTA

ANNEXURE A

Power of Attorney

File Reference: Westerhelling Investments re Cape Infanta Agreement
Document Name: Special Power of Attorney by Westerhelling Investments CC in favour of David Richard Saunders authorising him to sign and make the application for rezoning and subdivision with respect to Erf 134 Cape Infanta
21.10.2014

SPECIAL POWER OF ATTORNEY

BY WESTERHELLING INVESTMENTS CC

IN FAVOUR OF DAVID RICHARD SAUNDERS AUTHORISING HIM TO SIGN AND MAKE THE APPLICATION FOR REZONING AND SUBDIVISION WITH RESPECT TO

ERF 134 CAPE INFANTA

We, the undersigned,

WESTERHELLING INVESTMENTS CC, NO. CK89/07291

herein represented by

MARK DE AGRELLA

in his capacity as the Sole Member of the Close Corporation

1. Do hereby appoint DAVID RICHARD SAUNDERS as the attorney and agent of the Close Corporation to make application and sign all documents on behalf of the Close Corporation with respect to the rezoning and subdivision of Erf 134 Cape Infanta ("the Property").

2. The said D R SAUNDERS shall have all such powers as allowed in law, including the power of assumption.

3. The said D R SAUNDERS' appointment endures from date of signature hereof until all consents with respect to the rezoning and Sub-Division of the Property have been given.

THUS done and signed at ~~JOHANNESBURG~~ Benoni on this the 27 day of OCTOB3ER 2014.

SHARON ANTOINETTE NEL
Commissioner of Oaths
Receptionist: Austin Jordaan Inc. R.S.A.
1 Forster Street, Rynfield, Benoni
Ref: 9/1/8/2 GAUTENG

Mark de Agrella
for Westerhelling Investments CC

ANNEXURE B

Company Resolution

File Reference: Westerhelling Investments re Cape Infanta Agreement
Document Name: Resolution Authorising Mark de Agrella to sign the application for rezoning and subdivision as also any documents to be signed with the respect to the development of the property
21.10.2014

RESOLUTION OF THE MEMBER OF

WESTERHELLING INVESTMENTS CC NO. CK89/07291

AUTHORISING MARK DE AGRELLA AS THE SOLE MEMBER OF THE CLOSE CORPORATION, TO SIGN ANY DOCUMENTS TO BE SIGNED WITH THE RESPECT TO THE DEVELOPMENT OF THE PROPERTY BEING

ERF 134 CAPE INFANTA ("PROPERTY")

INCLUDING

THE APPLICATION FOR AN ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, AND FOR AN APPLICATION FOR REZONING AND SUBDIVISION

1. PRESENT:

   - Mark de Agrella as the sole member of the Close Corporation.

2. RESOLVED THAT:

   - Mark de Agrella in his capacity as the sole member of the Close Corporation be and is hereby authorised to sign any document with respect to the development of the property, including without limitation, an application for an authorisation in terms of the National Environmental Management Act, an application for the Rezoning and Sub-Division of the Property.

CERTIFIED A TRUE COPY

MARK DE AGRELLA
as the Sole Member of the Close Corporation

SHARON ANTOINETTE NEL
Commissioner of Oaths
Receptionist: Austin Jordaan Inc. R.S.A.
1 Forster Street, Rynfield, Benoni
Ref: 9/1/8/2 GAUTENG

Signed at Benoni on this 27th day of October 2014

PROPOSED REZONING AND SUBDIVISION

PORTION OF ERF 134 INFANTA

ANNEXURE C

Conveyancer's Certificate

CONVEYANCER'S CERTIFICATE

I, the undersigned, JOHANNA PHILNA PHILLIPS, a Conveyancer practising at Cape Town certify that a search was conducted in the Deeds Registry, Cape Town, regarding the following property (including both current and earlier title deeds of transfer:

ERF 134 INFANTA

in respect of which it was found that there are no restrictive conditions registered against such property prohibiting it from being utilised / developed for the following purposes (as elaborated on in the accompanying application) :

1. REZONING OF A PORTION FOR RESIDENTIAL USE AND OPEN SPACE
2. SUBDIVISION TO CONSTRUCT 21 DWELLINGS

The title deeds which I examined are:

1. T43211/1980
2. T2991/1953
3. T4301/1028
4. T4235/1926
5. T5946/1913
6. Deed of Grant (Swellendam Quitrents Volume 20 Folio 2330 dated 30/12/1912.)

Signed at Cape Town on 2 December 2019.

CONVEYANCER

JOHANNA PHILNA PHILLIPS

PROPOSED REZONING AND SUBDIVISION

PORTION OF ERF 134 INFANTA

ANNEXURE D

Title Deed

DATE-DATUM	OPERATOR-OPERATEUR
1980-11-26	

ISSUED FOR INFORMATION ONLY
ALLEEN VIR INLIGTINGSDOELEINDES UITGEREIK

T 3211 1980

DEED OF TRANSFER

BY VIRTUE OF A POWER OF ATTORNEY

Prepared by me.

SONNENBERG, HOFFMANN & GALOMBIK,
Attorneys, Notaries & Conveyancers,
14 Shortmarket Street,
CAPE TOWN

Know all Men whom it may concern

That ~~MARTIN BARRY FRIEDMAN~~ MAURICE SELWYN BLOCK

appeared before me, Registrar of Deeds, at Cape Town, He the said Appearer being duly authorised thereto by a Power of Attorney executed at SWELLENDAM

on the 8th day of April 19 80, by

PIETER GIDEON WIID

(born on 24th June 1912)

- WHITE GROUP -

which power(s), witnessed in accordance with law, was (were) exhibited to me on this day.

And the Appearer declared that his said Principal had truly and legally /.....

legally sold on the 29th February 1980, and that he in his capacity as Attorney aforesaid did by these presents cede and transfer in full and free property to and on behalf of

WESTERHELLING INVESTMENTS (PROPRIETARY) LIMITED
(COMPANY NO. 68/12082)
-White Group-

Its Successors in Title or Assigns :-

CERTAIN piece of redeemed quitrent land, being Erf No. 134, a portion of Erf No. 115, Infanta, situate in the Division of Swellendam;

MEASURING: Eighty Five comma six five three two (85,6532) Hectares;

ISSUED FOR INFORMATION ONLY

EXTENDING as Deed of Transfer with Diagram No. 7203/1956 annexed made in favour of Pieter Gideon Wiid on 30th August 1957, No. 12415, will more fully point out.

(A) SUBJECT to the conditions referred to in Deed of Transfer No. 2991 dated 10th March 1953.

(B) SUBJECT to and entitled to the benefit of the condition on General Plan referred to in Certificate of Consolidated Title No. 4301 dated 27th May 1913 and filed with Deed of Transfer No. 3930 dated 27th May 1913:-

(a) Met betrekking tot telefone ;

(b) Met betrekking tot die reg van aanlanding per boot op enige deel van Gras Rug en Rietfontein en die reg van oorpad oor enige deel van hierdie plase;

(c) Met betrekking tot paaie gewys op gesegde Algemene Plan.

(C) SUBJECT /.....

(C) SUBJECT to the following special conditions imposed by Infanta Limited as shown in Deed of Transfer No. 2991, dated 10th March 1953, namely :-

"INFANTA LIMITED, as owner of the remainder of Erf No. 107 Infanta, presently held under Deed of Transfer No. 20244, dated 19th December 1949, reserves to itself and its successors in title, without compensation to the Transferee, the right :-

(a) to lead water in pipes across the land hereby conveyed from Erven 110 to 111 Infanta or any other portion of the original Erf 107 Infanta to any other portion of the original Erf 107 Infanta.

(b) to erect, maintain and have access to all necessary buildings, pumping plants, piping, water works and other installations on the land hereby conveyed in connection with such water scheme referred to in the immediately preceding paragraph (a).

(c) to fence in such buildings, pumping plants, water works or other installations on the said land in order to conserve, maintain the supply of and prevent the pollution of such water."

(D) SUBJECT to the following special condition imposed by Infanta Limited and contained in said Deed of Transfer No. 2991, dated 10th March 1953, namely :-

"The Transferor Company and its successors in title as owner of the remainder of Erf No. 107 Infanta, presently held under Deed of Transfer No. 20244, dated 19th December 1949, shall be entitled to a servitude right of way 7,62 metres wide over the property hereby conveyed along the north-eastern boundary of the said servitude right of way being depicted by the curvilinear line o'p on Diagram No. 1560/1952."

which Servitude right of way on Diagram No. 7203/1957 is described as komlynige Lyn d e.

FOR INFORMATION ONLY
ALLEN

(E) SUBJECT /.....

(E) SUBJECT to the following special condition imposed in Deed of Transfer No. 12415 dated 30th August 1957 imposed by the Transferor to his own benefit:-

"die gesegde transportnemer en sy opvolgers in titel sal nie die reg hê om die water op gesegde eiendom, ook al bogronds of ondergronds, te verhuur of verkoop aan die Zak River Estates Limited, hulle verteenwoordigers of gemagtigdes nie, totdat die gesegde Transportgewer die restant van gesegde grond deur hom besit volgens Transportakte Nr. 2991 gedateer 10 Maart 1953, van die hand sit of tot die gesegde Transportgewer te sterwe kom."

WHEREFORE / .....

ISSUED FOR INFORMATION ONLY
ALLEEN VIR INLIGTINGSDOELEINDES UITGEREIK

Wherefore the Appearer duly renouncing all the Right and Title which the said Transferor heretofore had to the premises on behalf as aforesaid did in consequence, also acknowledge the said Transferor to be entirely dispossessed of, and disentitled to the same; and that by virtue of these Presents the said Transferee

His Heirs, Executors, Administrators or Assigns, now is and henceforth shall be entitled thereto conformably to local custom, State, however, reserving its Rights; and finally acknowledging the said Transferor to have been satisfactorily paid or secured the whole of the purchase price amounting to the sum of R55 000,00 (FIFTY FIVE THOUSAND RAND)

In Witness whereof, I, the said Registrar, together with the Appearer have subscribed to these presents, and have caused the Seal of Office to be affixed thereto.

Thus done and executed at the Office of the Registrar of Deeds, at CAPE TOWN on the 10th Day of the Month of November in the year of Our Lord, One Thousand Nine Hundred and Eighty (1980)

q.q

In my presence,

Registrar of Deeds

Registered in the Green Register of Infanta Book No 123/80

Clerk-in-Charge

BLADSY/PAGE 6

ENDOSSEMENT OP
ENDORSEMENT ON 13211/80

EIENDOM/PROPERTY

Erf 134 Infork

B 42509

VERBIND
MORTGAGED

for R 25 000 ,00 met preferensie
with preference

vir 'n verdere bedrag nie te bogenoemde
for an additional amount not exceeding

R 3 000,00

Assistent-Meester
Deputy Officer
Assistant
Cape Town

Ec. 6104/86 19...

CANCELLED
GEKANSELLEER
1996-09-27

10-11-1980

SUB-DIVISIONAL DIAGRAM.
Sect. 34 [illegible] No. 9 of 1927.

OFFICE COPY.

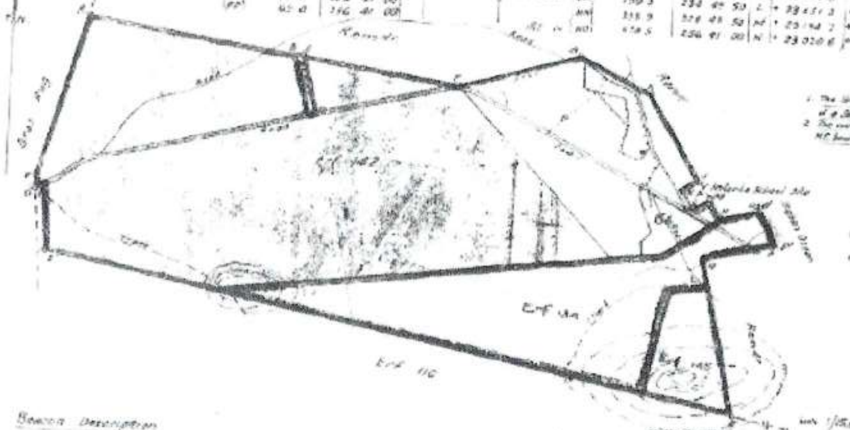
No. 1560/52

Approved

[signature]
Surveyor General

Sides Cape Feet		Angles of Direction	System Lo 21° Co-ordinates		
OP	619.1	330 02 30	C	+ 12 457.9	+ 93 077.9
PQ	1268.3	76 41 00	D	+ 12 170.7	+ 100 871.9
QR	2412.0	346 41 00	G	+ 13 310.2	+ 100 767.5
RS	10 3[illegible]	100 41 58	R	+ 22 640.8	+ [illegible]
ST	353.5	[illegible]	S	+ 35 420.0	+ [illegible]
TU	106.0	41 57 50	T	+ 39 501.1	+ 100 156.8
UV	717.5	172 13 20	U	+ 38 557.9	+ 100 169.0
VX	2463.7	194 44 30	V	+ 35 463.7	+ 98 812.0
LL	46.5	52 43 30			
WX	4236.4	200 47 59	W	+ 38 459.8	+ 93 320.6
XY	[illegible]	134 44 30	X	+ 20 401.2	+ 95 156.5
OO'	56.0	156 41 00			
PP'	45.0	156 41 00			

Sides Cape Feet		Angles of Direction		Lo 21° Co-ordinates	
		Constant		+ 10 000.0	+ 10,000,000.0
MN	3108.7	218 19 10	F	+ 32 582.C	+ 97 334.3
NC	322.0	346 18 10	H	+ 28 687.5	+ 33 868.5
CP	60.8	236 49 10	S	+ 28 446.6	+ 38 778.0
DE	302.3	166 38 10	O	+ 19 388.6	+ 38 328.8
EF	2465.4	224 08 00	E	+ 25 603.3	+ 97 878.6
FG	1367.1	250 29 20	F	+ 23 [illegible]	+ 30 338.1
GH	1267.2	235 31 40	O	+ 25 290.1	+ 57 681.1
HJ	1358.3	300 43 50	H	+ 24 [illegible]	+ 38 232.9
JK	300.1	69 43 50	J	+ 23 [illegible]	+ 39 562.4
KL	190.5	324 41 40	K	+ 25 406.6	+ 39 717.7
LM	199.3	234 41 50	L	+ 23 [illegible]	+ 39 373.3
MN	315.9	324 41 50	M	+ 25 194.2	+ 39 818.7
NO	478.5	256 41 00	N	+ 23 020.6	+ 100 106.1



1. The line C'E represents the N.W. boundary of a Serv. Road 40 ft wide.
2. The curvilinear line J'P represents the N.E. boundary of a Serv. Road 35 ft wide.

Scale 1/15,000

The figure A B C D E F G H J K L M N O P Q R S T U V represents 500 0000 Morgen of land being

Erf 116 portion of Erf 172, Infanta

Town of Infanta

Division of Swellendam

Province of Cape of Good Hope

Surveyed in July 1950 / Mar 1951 by me

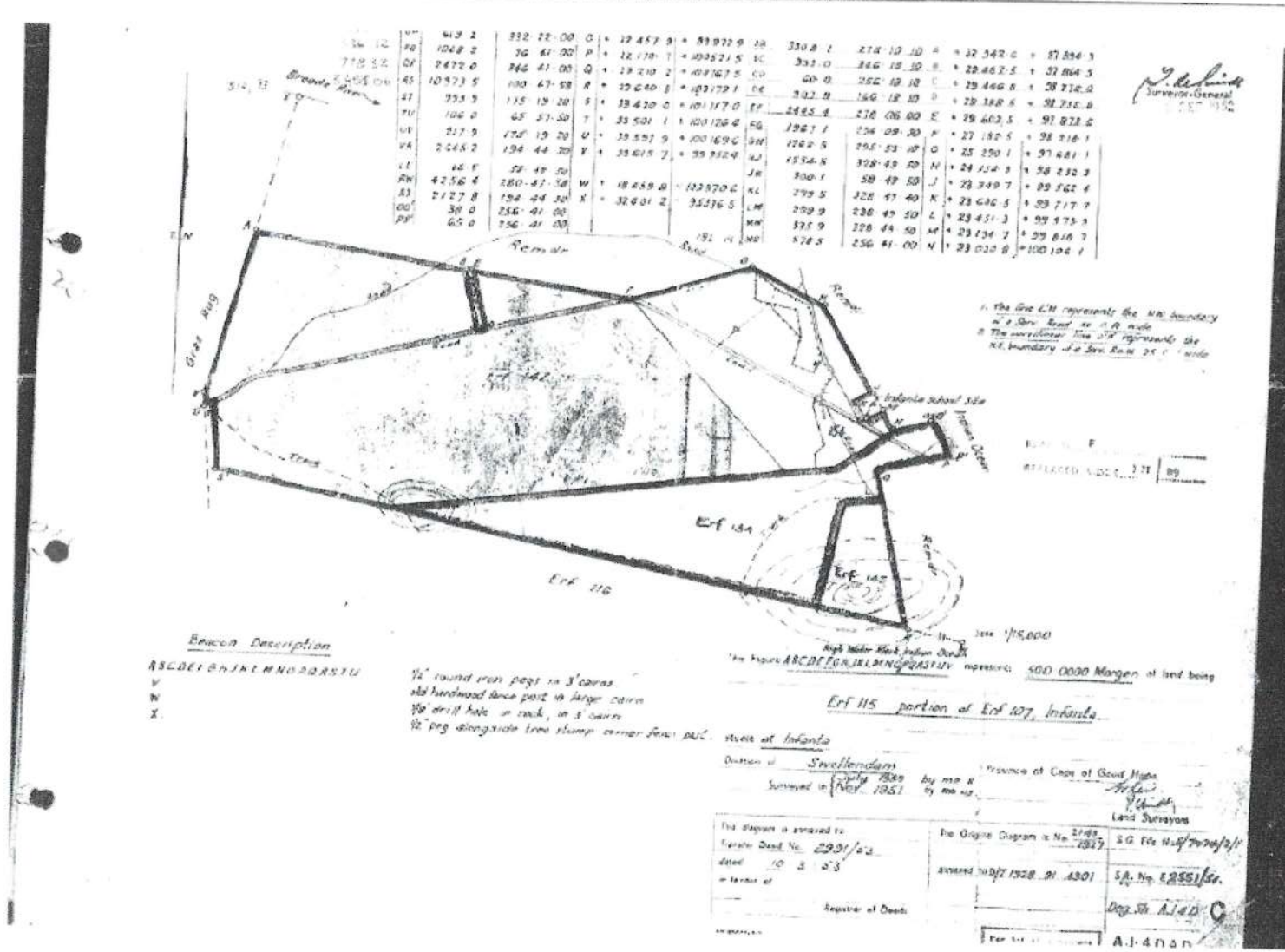
[signature]
Land Surveyor

Beacon Description

A B C D E F G H J K L M N O P Q R S T U — ½" round iron peg in 3' cairn
V — 4" hardwood fence post in large cairn
R — ½" drill hole in rock in 3' cairn
S — 12" avg. stinkwood tree stump corner fence post

This diagram is annexed to [illegible]

The Original Diagram is No. 2148/1926. S.G. File No. [illegible]


Erf 142
Erf 184
Erf 116
Erf 115
Infants School Site
Graaff Rug
Road
Reserve
Stone
Fence
Beacon Description
ABCDEFGHJKLMNOPQRSTU
V
W
X
½" round iron peg in 3 cairns
old hardwood fence post in large cairn
⅜" drill hole in rock, in 3 cairns
½" peg alongside tree stump corner fence post
Scale 1/15,000
the figure ABCDEFGHJKLMNOPQRSTUV represents 500.0000 Morgen of land being
Erf 115 portion of Erf 107, Infants
Division of Swellendam
Province of Cape of Good Hope
Surveyed in July 1826 by me or by my staff
Nov. 1951
Land Surveyors
This diagram is annexed to Transfer Deed No. 2931/52 dated 10 3 53
Registrar of Deeds
The Cadastral Diagram is No. 2148/1927
S.G. File No. 8/7020/2/1
amended to 8/7 1928 91 A301
S.A. No. E.2551/52.
Dwg. No. A.1412
A.J. Adam

PROPOSED REZONING AND SUBDIVISION

PORTION OF ERF 134 INFANTA

ANNEXURE E

Architectural Design Guidelines



erf 134
Cape Infanta
Architectural Guidelines

Version 06

1 October 2026

GOSZTOLA
architecture

Architectural Guidelines Erf 134 Cape Infanta

INDEX

Section 1 - Architectural Intent

1.1 Architectural intent and approach

Section 2 - Architectural Guidelines

2.1 Building Form & Shape
2.2 Cut & Fill
2.3 Roofs
2.4 Walls
2.5 Doors & Windows
2.6 Pergolas, Awnings & Carports
2.7 Decks, Patios & Roof Terraces
2.8 Driveway and Hard Surfaces
2.9 External Staircases & Steps
2.10 Exterior Lighting
2.11 Fencing
2.12 Services & Miscellaneous Items
2.13 Conceptual sketch of a typical unit

Section 3 - Landscaping Guidelines

3.1 Landscaping Plan

Section 4 - Proposed Sub-Division

4.1 Proposed Sub-Division Plan

Section 5 – Proposed Zoning Plan

5.1 Proposed Zoning Plan

Section 1: Architectural Intent

1.1 Architectural intent and approach

Cape Infanta Village and the caravan park exhibit a vast variety of architectural styles. No one style is evident or dominant.

Two aspects of the existing built fabric have informed our architectural approach

1) the tight urban form around the pathway leading to the Sebastine Point, reminiscent of the built fabric in the City of Cape Town Bungalow areas at Clifton 4th Beach area and Bakoven.

2) the emergence of 4/5 new buildings which display a bungalow feel evident in the use of horizontal planking usually fibre cement boards, 30degree pitched roofs and profiled metal roof sheeting.

The architectural approach is based on this emerging trend and seeks to reinforce this by proposing that the new development enhance this architectural language and style. At the same time the use of natural materials found on site, in the locale viz, stone is encouraged so as to tie the new development back to the original "stone" cottages found in the older part of the Cape Infanta village.

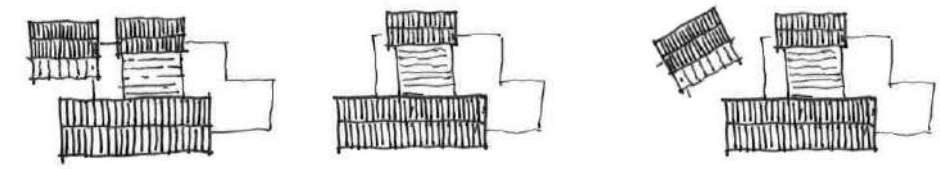
It is felt that this approach could influence or set a positive example for further new buildings, additions and alterations to existing dwellings and any further interventions.

Section 2: Architectural Guidelines

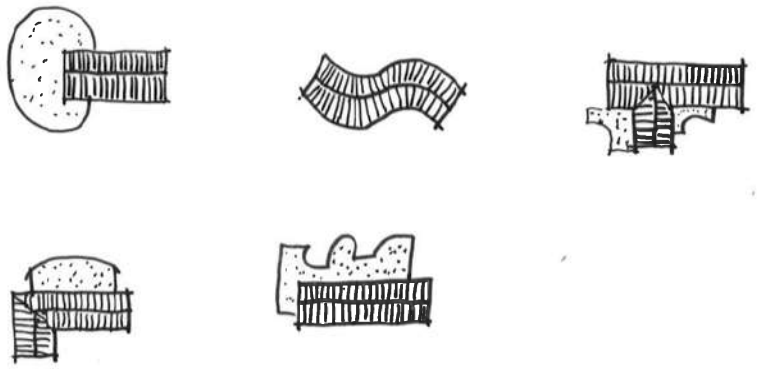
2.1 Building Form & Shape

- Portions of the building covered by pitched roofs have to be rectilinear in shape and at right angles to similarly roofed portions. Garages may be orientated at angles to the main structure to allow access.

  See figure below for an example.

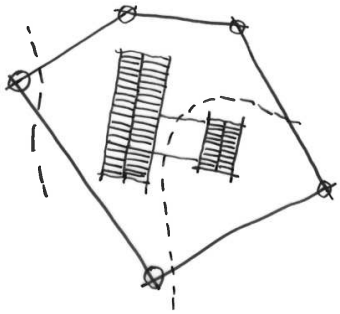


No building forms consisting of circular, curved shapes will not be permitted. Please see figures for an example.



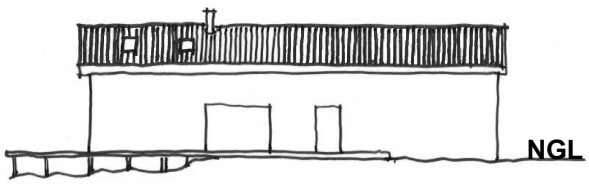
- Primary structures may be offset at an angle relative to the boundaries in order to follow the natural line of the topographical contours on an individual site or to allow access to the site.

  Please see figure below for example.

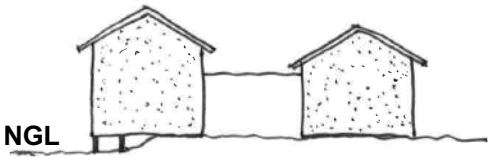


2.2 Cut and fill

- All building forms to be directly attached to ground. No posts, columns or stilts are permitted to raise the building above natural ground level.
- Only external timber decks are allowed to be raised above the natural ground level.
  Please see figure below for an example.



Incorrect



Incorrect

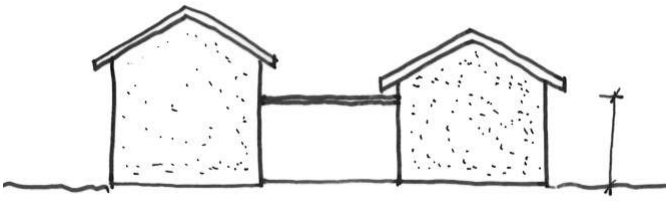
- Private courtyard abutting external walls around the perimeter of the house will not be permitted to cut into the landscape if it creates retaining walls with large exposed faces.

2.3 Roofs

- Permissible solar shading design elements are allowed. Natural cross ventilation is recommended.

When flat roof is used in combination with pitched roofs, flat roofs may not be higher than the wall plate of the pitched roof it abuts against. If two pitched roofs are present, the flat roof may not be higher than the lowest wall plate of the pitched roof it abuts

Please see figure below for an example.



Flat roofs may not be higher than the wall plate of the pitched roof it abuts.

<u>Flat Roofs:</u>

- Parapet walls surrounding flat roof areas abutting pitched roofs may still not exceed 3.5m above NGL.
- Low gradient mono pitch roof design incorporating profiled sheeting will be allowed for pergolas and covered decks
- RC roofs may be constructed of in-situ cast slabs, precast pre-stressed RC slabs, rib-&-block or similar concrete construction. Precast stair may be used for external stairs leading to roof terraces, where applicable.
- No facias or exposed gutters may be used. This includes PVC, fibre cement, aluminium or galvanized

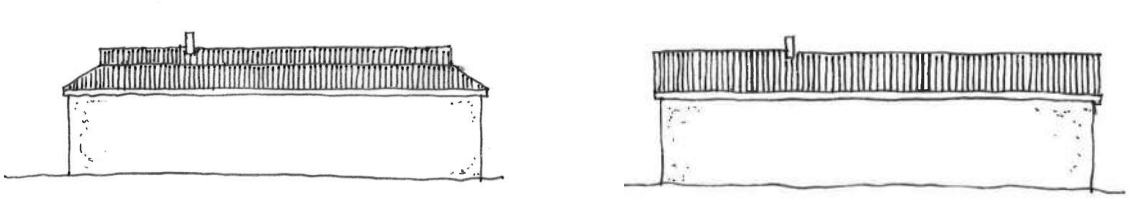
steel.

- Where possible it should be considered to direct rain and roof water run-off towards on-site water storage tanks.
- Downpipes must be aluminium with finish to match hopper heads. The external appearance of the design should be taken in mind when placing locations of downpipes or chains as well as the recommended surface areas to discharge any rainwater.
- Allow water to drain into the natural landscape without causing erosion. Provision for dissipating rainwater run-off should be made with permeable external hard surfaces as described in the Landscape Design Guidelines.
- Skylights or rooflights may be used on flat portions to allow light and ventilation to internal spaces but has to comply with flat roof height restrictions.
- Concrete flat roofs may be planted or must be covered in decking or stones.

Pitched Roofs:

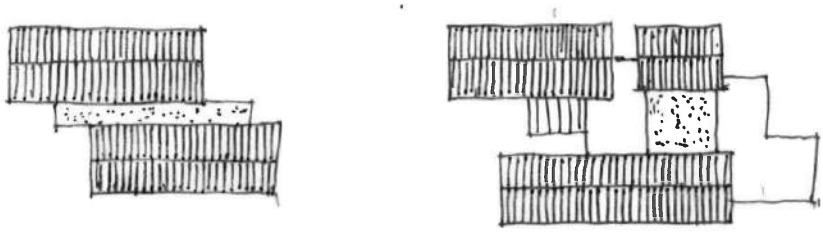
- All pitched roofs are to be symmetrical at the gable ends and about their ridges.
- The only roofing material allowed for pitched roofs will be “Kliplok” or similar approved profiled sheet metal. No other roofing material will be considered for pitched roofs.
- Roof colour to be either “dolphin grey” or “charcoal grey” or similar approved by the design review panel.
- All pitches are to be between 20°- 30°only.
- The perimeter eaves overhangs may project up to a maximum of 600mm. Roof structure such as rafters will be visible from the exterior.

- Roof profiles may assume the following forms.



- No traditional Cape Dutch style gables or any other projecting or parapet gable will be permitted.
- No roofs or roof structure may be extended to NGL.
- The ridge capping should be metal and match the colour of the roof.
- Gutters or downpipes should be attached to pitched roofs with most of the rain water stored in onsite water storage tanks. Provision for dissipating rainwater run-off should be made with permeable external hard surfaces as described in the Landscape Design Guidelines.
- Any parallel roof directly abutting a pitched roof must be a flat roof.

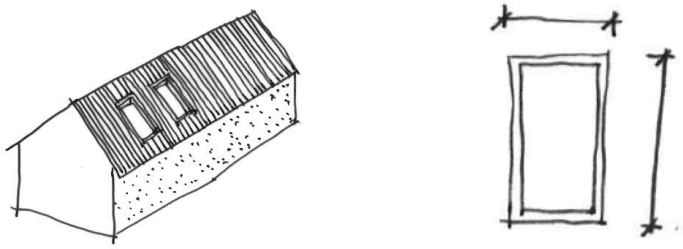
  Please see figure for examples.



<u>Roof windows and skylights:</u>

- Roof windows may be used in pitched roofs and skylights or roof lights in flat roofs.
- Roof windows should be vertically proportioned.

  See figure below.



Roof windows should be vertically proportioned

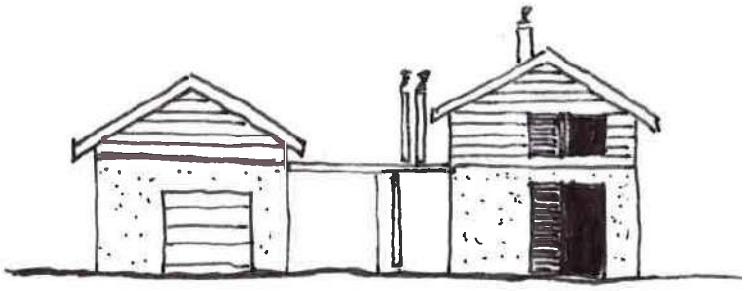
- Roof windows and skylights may be fixed or openable.
- Roof windows are to match the finish colour of the roof. Skylight frames should match window and door frame colour.
- No curved skylights will be permitted only low-pitched skylights are to be used on flat roofs.
- Glazing guidelines for doors & windows also apply to roof windows and skylights.

2.4 Walls

Exterior walls

- Exterior wall to consist of brick work with a combination of plaster and paint finish and fibre cement board cladding. At least 30 % of the building should be covered with horizontally fixed boards in a aesthetically pleasing / designed way.

  See figure below.



Painted fibre cement board cladding

- No parapet walls or balustrade walls may have a curved top.
- Timber or aluminum shuttering may form part of exterior facades.

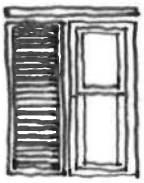
Retaining Walls

- Any external low walled elements such as “werf walls” used to create berming against parts of the building, to assist with visual integration in the surrounding landscape, must be finished in plaster and paint or stone. Elements may be at irregular angles to the main building only if it is to maximize structural efficiency.
- No visible vertical face of the retaining elements may exceed 1m above the surrounding ground level. No modular retaining blocks, such as ‘’Löffelstein’’ or ‘’Terraforce’’ may be used.

2.5 Doors and Windows

- Window proportions are vertically proportioned and orientated.

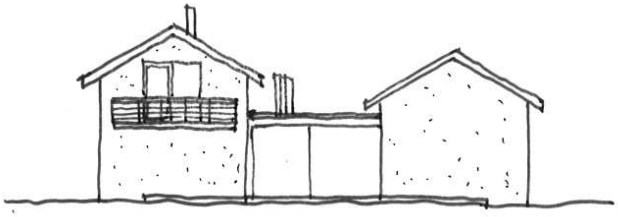
  See figure below.



- No window opening may be narrower than 100mm.
- No small cottage pane windows or leaded windows are permitted.

- Clerestory or ventilator windows will only be allowed below pitched roof eaves roof. Clerestory windows may not exceed 500mm in height, but unlike other windows may be horizontally orientated.
- Gable end windows are permitted.
- Large sliding doors and shutters may be horizontally proportioned.

  See figure below.



- Window and door frames may be in timber, or powder coated aluminum or uPVC.
- Imitation timber uPVC, steel window frames or precast concrete window systems, such as ‘’Winblock’’, may not be used.
- No glass blocks or glass bricks may be used.
- Shutters are permitted and recommended for sun control, privacy and security. The shutters must be functional and match windows and door frames in colour. Shutters may be hinged or sliding and should be louvered.

  Please see example below.



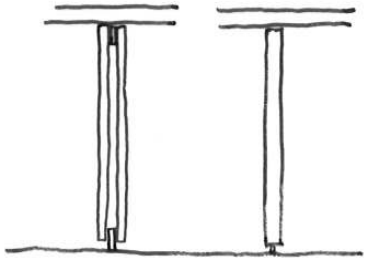
- UV or solar reducing glazing may be used as long as it is not reflective in nature

2.6 Pergolas, Awnings & Carports

- Untreated natural Balau or other weather resistant timber structures are preferred.
- Cladded columns must be of simple, functional design and square design.

Please see figure below.



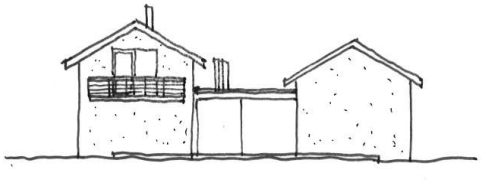


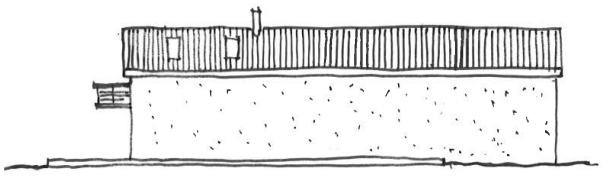
- Covering for pergolas or carports may consist of closely spaced small diameter poles / ''latte'' or square profiled aluminum or timber sections.
- Pergolas and carports may also be covered with profiled sheet metal and should match the roof color of the main structures.
- Retractable awnings or any fabric awnings are not permitted.
- No precast columns, capitals or moulding attached to stone columns are permitted.
- Cladded columns must be of simple, functional and square design.
- No prefabricated car ports will be allowed.

2.7 Decks, Patios and Roof Terraces

- Timber decks are preferred for ground floor external spaces, as they are permeable to rain water.
- Hard surfaces such as brick pavers, exposed aggregate pavers, cobbles, natural stone, or flagstones must be sufficiently spaced apart to allow water to drain into the ground.
- Roof terraces and balconies should have timber deck finishes or natural stone tiles.
- Gable end balconies are permitted.

Please see figure below.





2.8 External Staircases & Steps

- External steps or staircases may be designed to access roof terraces.
- Guidelines applicable to balustrades also apply to balustrades for external staircases.

2.9 Driveways & Hard surfaces

- No driveways may be totally covered with a water impermeable surface finish.
- Impermeable hard surfaces such as exposed aggregate pavers or rough natural stone will be permitted in 430mm wide bands to improved traction for vehicles. The area in-between these strips must be planted with appropriate indigenous ground cover as per the Landscaping Design Guidelines.
- Any other hard surface to improve traction should consist of a suitable permeable surface covering, that is speaced far enough apart to allow surface water to drain and ground cover to grow in-between.

2.10 Exterior Lighting

- Garden lighting is permitted in the form of solar lamps.
- Omni-directional Luminaires must be fitted with louvered grilles or eyelids to direct light downwards to prevent light pollution and disturbance.
- External grade wall mounted luminaries must have the appropriate IP rating and strategically placed in low positions.

2.11 Fencing

- Fencing Layout (Please see fencing layout diagram below)

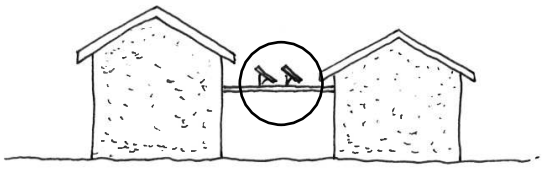
- Timber Fence specification
- All timber fences to be constructed to a max. height of 1,2m. comprising of appropriately treated external quality timber picket fence on timber posts.
- Gates in timber picket fencing are to be the same picket fence design, unpainted and appropriately treated



2.12 Services & Miscellaneous

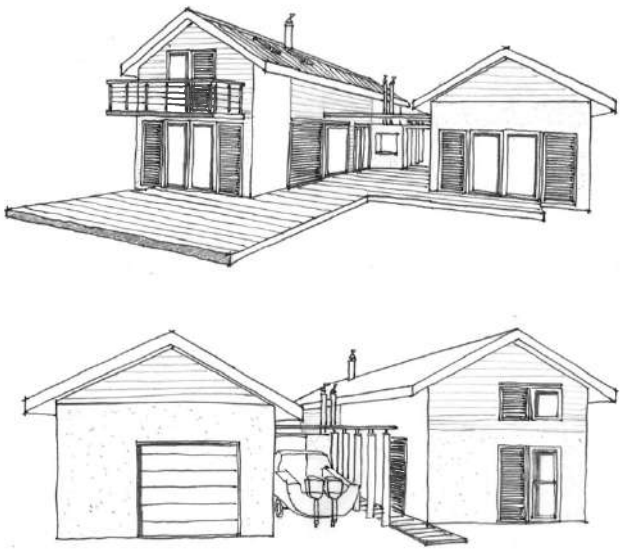
- Solar panels for water heating must be positioned flush with the roof on north facing roof slopes where applicable. The same applies for PV (Photovoltaic) panels. The panels may also be located on ground level for better northern exposure if appropriately screened.
- No Solar water panels or PV panels to be located on flat roofs.

  Please see figure below.



- No external hot water cylinders, cylinder-panel combinations or freestanding panels are permitted. Cylinders are to be concealed in the building.
- Aerials & satellite dishes are to be positioned as discreetly as possible.
- Window or wall-mounted cartridge air conditioning units are not permitted.
- Air conditioner condenser units or AHU's (Air Handling Units) should be concealed out of site and appropriately screened.
- The size, number, location and type of all rainwater tanks must be aesthetically and functionally considered in their placement. All thanks to be screened with corrugated iron or timber.
- Plumbing is to be concealed within walls or ducts are not allowed on external facades.
- Only vent valves and rodding eyes may be visible on exteriors.
- No vent pipes to project above roof lines.

2.13 Conceptual sketch of a typical uni



Section 3: Landscaping Guidelines

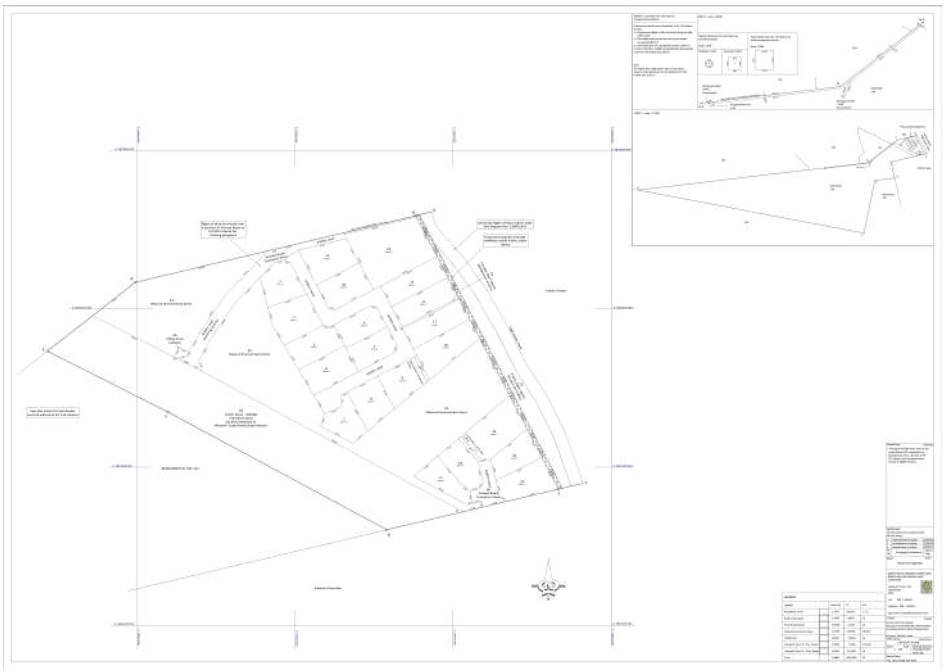
3.1 Landscape plan

- See attached land scape plan.



Section 4: Proposed sub-division

4.1 Proposed sub-division plan



Section 5 – Proposed Zoning Plan

5.1 Proposed Zoning Plan



PROPOSED REZONING AND SUBDIVISION

PORTION OF ERF 134 INFANTA

ANNEXURE F

Civil Engineering Report

ERF 134

SERVICES REPORT FOR
CIVIL ENGINEERING SERVICES FOR THE DEVELOPMENT OF ERF 134, CAPE INFANTA, SWELLENDAM MUNICIPALITY

HESRIV-573

March 2025

PREPARED BY:

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1. INTRODUCTION

Hessequa Consulting Engineers CC has been appointed by Westerhelling Investments for the planning of civil engineering services for the proposed development of Erf 134, Cape Infanta, Swellendam Municipality.

The provision of civil engineering services will be in accordance with the guidelines and requirements of the *Guidelines for the Provision of Engineering Services and Amenities in Residential Township Development* as published by the CSIR and that of the Swellendam Municipality.

This report indicates, discusses and elaborates on the design criteria and specifications to be applied in the detail design of the internal and external infrastructure including roads, stormwater, water and Waste Water Treatment, Solid Waste Management, flood lines as well as requirements for the provision of electrical sleeves.

The concept design is based on a site survey completed by Pieter Houterman (Land Surveyor).

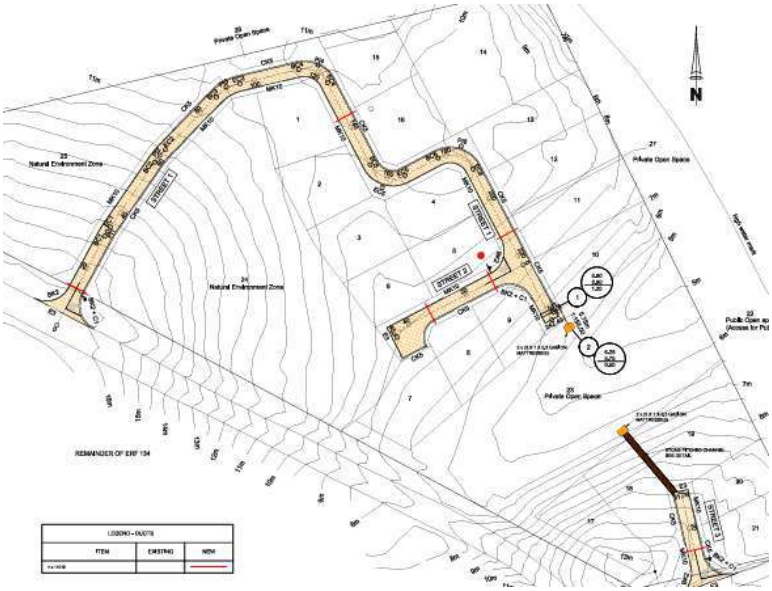
This report indicates, discusses and elaborates on the design criteria and specifications to be applied in the detail design of the internal and external infrastructure. The supply and distribution of electrical services and bulk supply will be discussed in a separate Electrical Services Report.

2. LOCATION

Infanta is situated west of the Breede River mouth and 60km south-east of Swellendam. Erf 134 Infanta is 86 ha in extent and currently has one residential unit. The project entails the development of an additional 20 units on erf 134.

The development is located north-east of Main Road 268. There is a dry watercourse that passes through the development site. Fifteen of the new units will be located north of the watercourse and the remainder 5 units to the south of the watercourse.





3. ACCESS ROADS

Access to the original dwelling and the additional 15 erven will be via an existing entrance, from main road 268, to erf 134. The five erven south of the water course will gain access from Hoek Street (gravel road).

The existing road network has sufficient spare capacity to accommodate the proposed development. The expected additional trips to and from the proposed development will have an insignificant impact on the surrounding road network. No upgrading of existing road network is envisaged.

4. ENGINEERING SERVICES

Civil engineering services will be designed in accordance with the design standards of the *Guidelines for the Provision of Engineering Services and Amenities in Residential Township Development* as published by the CSIR as well as the minimum requirements of Swellendam Municipality.

4.1. MASS EARTHWORKS

No mass earthworks will be required.

4.2. ROADS

The internal road reserves are 8m wide. The access road as well as the internal road network will consist of 4,5m wide road surfaces. Road finishing will consist of 60mm Interlocking segmented paving with stormwater pipework, open stone pitched channel and inlet- and outlet structures.

The design criteria will be based on the design standards of the *Guidelines for the Provision of Engineering Services and Amenities in Residential Township Development.* Suitable commercial sources for the construction materials are available within Swellendam municipal area and surrounding towns.

Table 1: Road Design Criteria

Parameter	**Residential Access way (Class 5d)**
Category	UC
Traffic Class	E0
Structural Design Traffic	$< 0.2 \times 10^6$
Surface Treatment	60mm Interlocking Segmented Paving
Sub-base from commercial sources	150mm G5 (95% MAASHTO) on 150mm Upper Selected (93% MAASHTO) on 150mm Roadbed prep in-situ Material (90% MAASHTO)
Carriage Way Width	4,5m
Design Speed	30 km/h
Minimum Gradient	0.5%
Cross Fall	2%
Bell mouths	8m Radius

4.3. STORMWATER

4.3.1. Stormwater Management Strategy

It is estimated that stormwater runoff, depending on erf coverage, will increase by approximately 25% post development.

The following measures are proposed to mitigate the impact of post development stormwater runoff downstream from the proposed development:

- Installation of 5,0 kℓ water tanks on each residential erf will contribute to the attenuation of initial runoffs. The tank overflow will be directed to underground soakaways. With the expected Mean Annual Precipitation (MAP) of 430mm/year, an average roof size of 215m² and 80% efficiency rate the expected annually rainwater harvesting per unit will be around 74 kℓ/household.
- The runoff from any hardened surface, within the developed plots, will be directed towards gardens using strategic landscaping with native vegetation to intercept the runoff.
- The concentration of stormwater runoff will be minimised through the application of landscaping techniques, i.e. by creating grass lined swales, undulations and depressions. These cutoff swales will intercept any overland flow, which will discourage erf runoff to road surfaces.
- Stormwater from road surfaces will be released into the water course through energy dissipating Reno Mattresses structures.

4.3.2. Stormwater Design

Stormwater infrastructure will be constructed in accordance with the standard requirements and specifications as agreed with the Swellendam Municipality. The 100-year floodlines were determined by Mr A.L.Fraser (Pr Eng) and falls outside the development area. See outcome of the floodline study attached to Annexure B.

Design criteria adopted for the development regarding stormwater infrastructure is summarised as follows:

Runoff rates will be determined according to the Rational Method.

Flood recurrence interval	:	2 years
Pipe material	:	Concrete
Pipe class	:	75D
Pipe diameters	:	Minimum 375mm Ø up to diameter as required
Bedding	:	Class C

Inlets	:	Kerb and grid inlet structure for the northern erven.
	:	Open stone pitched channel, in stormwater servitude, for the southern erven.
Manholes	:	Point of deflections on pipes

4.4. WATER

4.4.1. Water Demand

The estimated Annual Average Daily Demand (AADD) for the development is as follows:

21 Single Residential Erven (small) - 800 ℓ/unit/day	16,8 kℓ/day
Total AADD	**16,8 kℓ/day or 0,194 ℓ/s**

4.4.2. Availability of sufficient Water Sources

With the expected Mean Annual Precipitation (MAP) of 430mm/year, an average roof size of 215m² and 80% efficiency rate the expected annually rainwater harvesting per unit will be around 74 kℓ/household. It is proposed that the harvesting of rainwater be used for potable water consumption. Each household will be required to have a 5,0 kℓ water tank for rainwater harvesting.

There are boreholes (134: 134A and 134C) located on erf 134, north of the district road. Van Biljon (2014-a) undertook a 72-hour pumping test on borehole 134C. The 72-hour pumping test established that borehole 134C can produce 25 m³/day, every day, for 100 years. For the best-case scenario, the yield goes up to 48m³/day. According to van Biljon (2014), borehole 134C's daily yield is 25 m³/day which is more than the daily demand which has been estimated as 16,8 m³/day. There is therefore sufficient borehole water for the proposed development of 21 units on erf 134. The calculations are conservative because the houses are unlikely to be occupied throughout the year.

4.4.3. Water Storage and Fire Fighting

The proposed development, with houses of floor area over 200 m², is classified, with respect to firefighting, as low-risk group 1 by the Red Book (2004). To achieve the minimal low risk group 1 residual water pressure of 7m and the firefighting flow rate of 900 ℓ/minute, a 125mm Ø water supply pipeline is required from the reservoir to the development.

Borehole 134C is located to the south of Main Road 268. It is recommended that a 130 kℓ SBS Tank reservoir be constructed near (the unused) borehole 134 A (Drawing HESRIV-573-W2). The size of

the reservoir is determined by the required firefighting capacity (108 kℓ) plus the daily demand of 16,8kℓ/day.

To ensure that sufficient firefighting capabilities exist, the supply pipeline from the reservoir to the development will consist of a 125mm Ø Class 9 uPVC water main complete with isolating valves, fire hydrants and erf connections. (Drawing HESRIV-573-W1 Rev 1). A servitude should be registered for the pipeline route.

4.4.4. Water Link Services

A new 125mm Ø, Class 9, uPVC water main will be constructed between the reservoir and development complete with isolating valves, fire hydrants and erf connections. A 200mm Ø corrosion protected steel sleeve will cross Main Road 268 between the two fence lines. A 125mm Ø HDPE fusion welded water main will be constructed through the steel sleeve. Water mains parallel to Main Road 268 will be constructed within the 5m building line. Confirmation that the District Roads Engineer support the proposal is attached under Annexure C of this report.

Erf connections will consist of HDPE PE80 PN12,5 pipes and terminated with endcaps.

The basis of the water reticulation design for the proposed development is summarised in the table below:

Table 2: Water Reticulation Design Criteria

PARAMETER	GUIDELINE
Pipe materials for erf connections	HDPE PE80 PN12,5
Pipe materials for reticulation mains	uPVC (Class 9)
Minimum diameter for reticulation mains	125mm
Minimum diameter for erf connections serving two erven	25mm branching to 2 x 20mm
Minimum diameter for erf connections serving one erf	20mm
Valves	125mm AVK (open clockwise)
Fire Hydrants	AVK London V on respective pipe Ø
Water meters	20mm Elster Kent (Water meter to be installed by Swellendam Municipality with Building Plan approvals.)

4.5. SEWERAGE

4.5.1. Sewage Management

Both the existing Infanta and the existing Infanta Park use septic tanks for sewage treatment. The septic tanks at Infanta Village are scattered amongst the potable water boreholes within the Village. A few new houses have conservancy tanks which are serviced by Swellendam Municipal tankers.

One of three alternatives are available for consideration and approval by Swellendam Municipality namely Conservancy Tanks, Septic Tanks with Soakaways or small household WWT Package Plants. The nearest Waste Water Treatment Works is 74 km (Swellendam) from site. The use of Conservancy tanks is in our opinion not economically viable and not recommended.

It is proposed that each erf be fitted with an on-site WWTW Package Plant to handle the expected sewage flow. The factory built activated sludge sewage treatment plant will produce effluent that meets the Department of Water Affairs General Standards.

According to the Manufacturer's (Maskam Water) design criteria the system consists over the following qualities:

- Odourless and quiet.
- The installed is underground.
- Has a small footprint.
- Effluent meets the South African DWS General Standard.
- Includes nitrification and de-nitrification cycles.

The smallest available model is the ZF450 which has a capacity to treat 1,500 ℓ/day which is well above the expected 640 ℓ/day sewage flow per household. The water can be recycled for non-potable usage such as flushing toilets, with the remaining effluent being used for irrigation or being discharged underground to a soak-away. Alternatively, all the effluent can be discharged to a soak-away as the surrounding soil is sand and very porous. See Maskam Water Brochure and Process Description under Annexure D

4.5.2. Sewer Design Flows

In accordance with the *Guidelines for the Provision of Engineering Services and Amenities in Residential Township Development* it is expected that 80% of the Average annual water daily demand will end up in the wastewater system.

The annual average dry weather flow (AADWF) equals 80% of 16,8 kℓ/d = 13,44 kℓ/d (640 ℓ/household/day) = 0,156 ℓ/s.

To determine the Peak Wet Weather Flow (PWWF) a peak factor of 2,5 were taken in consideration with an expected stormwater infiltration of 15%. The PWWF equals 0,447 ℓ/s.

4.6. ELECTRICAL SLEEVES

The position of electrical sleeves (110mm Class 34 PVC) will be determined in consultation with the Electrical Engineer.

5. SOLID WASTE

The expected volume of solid waste generated, for the specific development, will be seasonable. The highest volume of solid waste will be generated during the December-January period with other peaks around school holidays. Low volumes of waste will be generated during winter months. It is expected that between 0,15 to 0,25 m³/household/week, solid waste, will be generated.

Homeowners will be expected to deliver household solid waste to a Waste Transfer Station that will be located at one of the two entrances to the development. Swellendam Municipality will service the transfer station on Tuesday's and transport the un-compacted solid waste to the Swellendam Municipal Solid Waste Site.

A letter from Swellendam Municipality accepting this proposal is shown as Annexure E. The final decision/position of the solid waste transfer station will be made in association with the Swellendam Municipality.

6. CONCLUSION

We trust that the information included in this report will provide insight to the level of services required for the proposed development.



G PEPLER Pr Tech Eng
HESSEQUA CONSULTING ENGINEERS

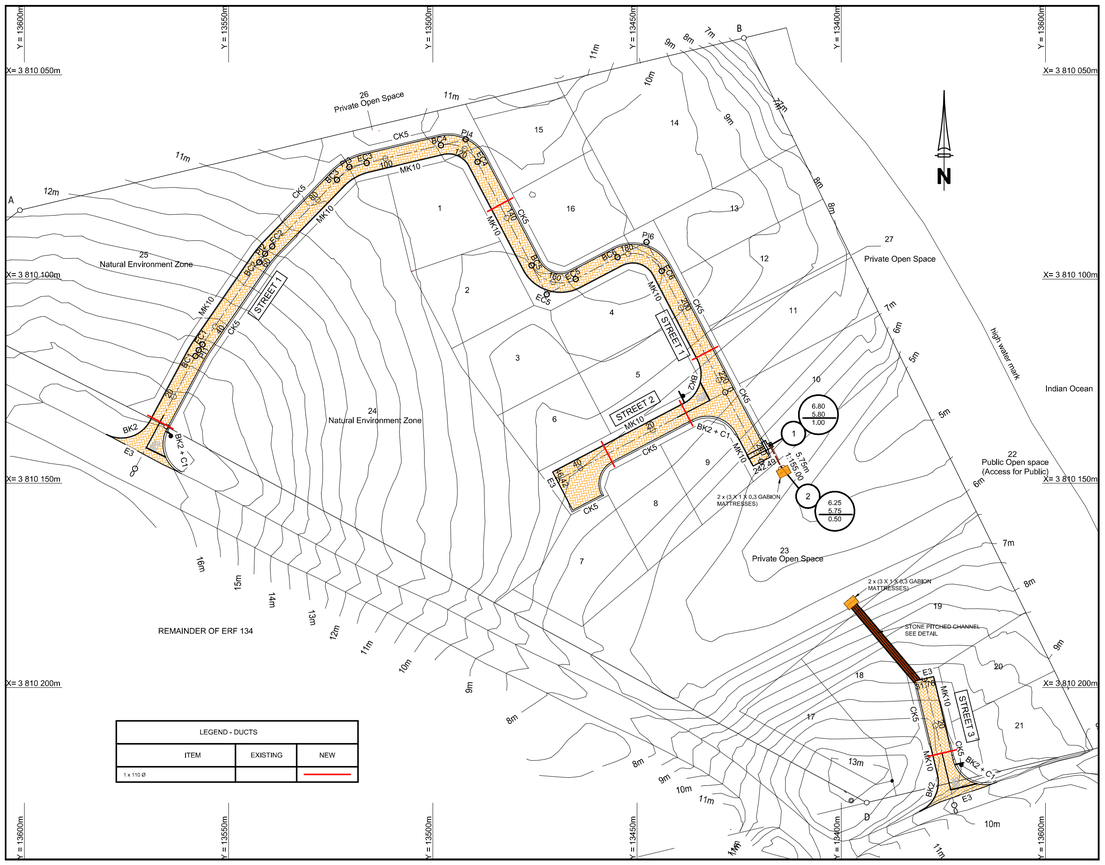
12 March 2025

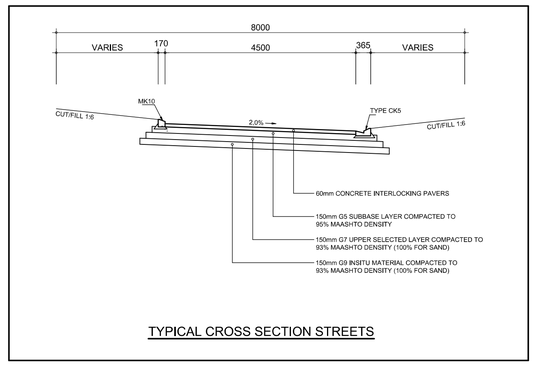
ANNEXURE A - DRAWINGS

HESRIV-573-R1 : Proposed street and stormwater layout with longitudinal sections

HESRIV-573-W1 Rev A : Water layout and typical sections

HESRIV-573-W2 : External water layout



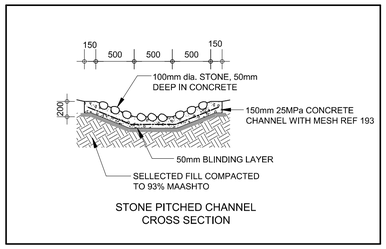


TYPICAL CROSS SECTION STREETS

CO-ORDINATE LIST FOR STORMWATER

POINT No.	COORDINATE : Lo19°/WGS84 Y +0,000	X +0,000
1	13417.447	3810145.853
2	13414.778	3810150.722

KEY
BK2 = BARRIER KERB TYPE BK2
BK2 + C1 = BARRIER KERB TYPE BK2 & CHANNEL TYPE C1
CK5 = MOUNTABLE KERB TYPE CK5
MK10 = EDGING TYPE MK10
"R1" = STOP SIGN



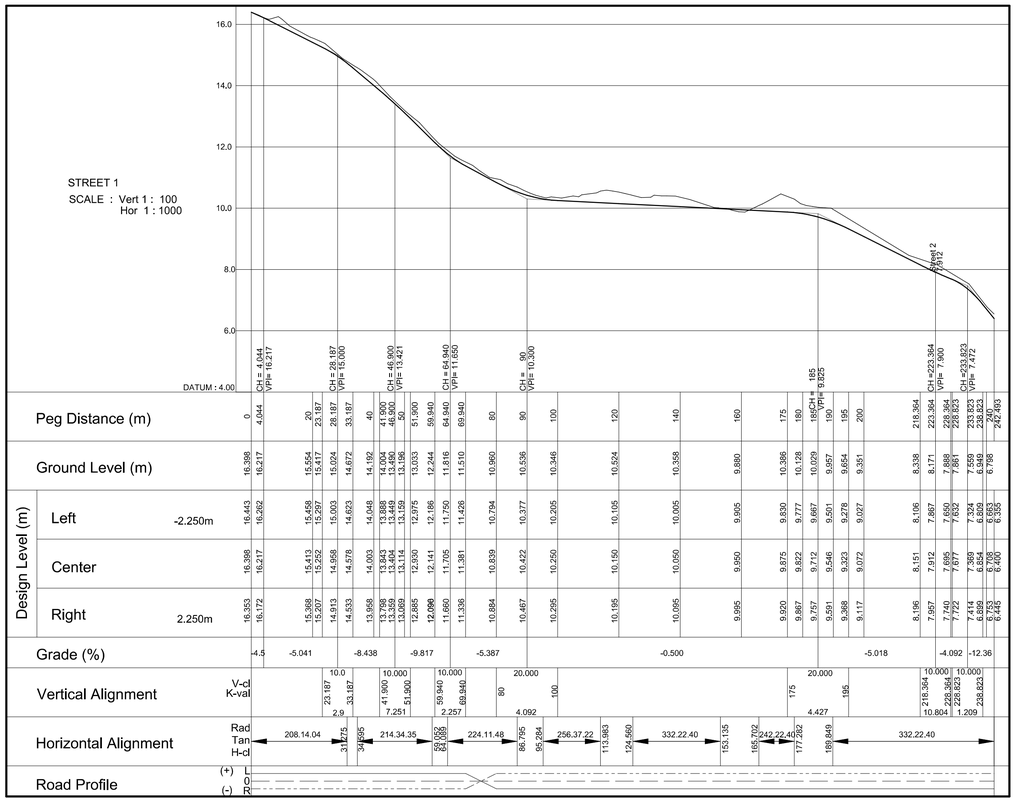
STONE PITCHED CHANNEL
CROSS SECTION

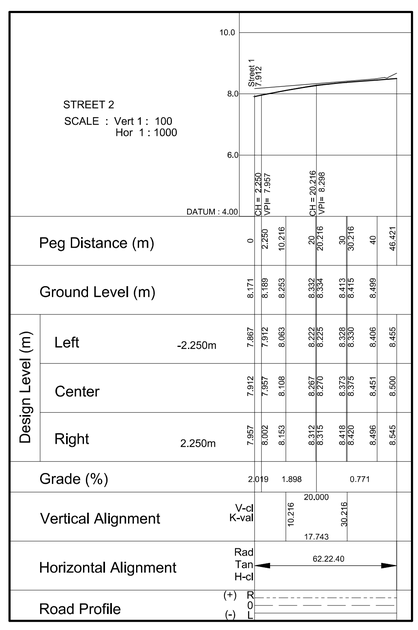
LEGEND - STORMWATER

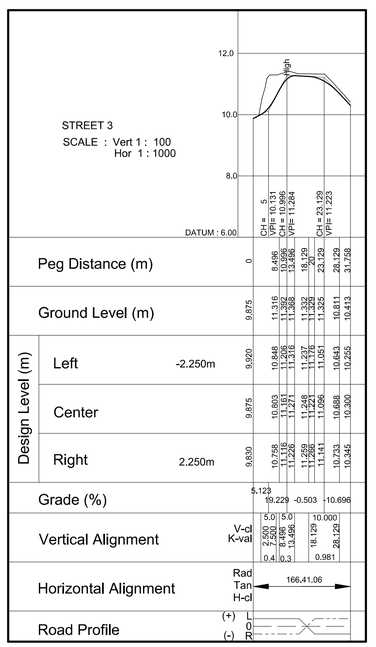
ITEM	EXISTING	NEW
Ø 375 STORMWATER PIPE (OGEE 100D)		
MANHOLE	○	●
GRID INLET STRUCTURE SEE DRAWING HESRIV-573-R2		
OUTLET STRUCTURE SEE DRAWING HESRIV-573-R1		
DISTANCE GRADIENT		56.00m 1:102.00
MANHOLE WITH PIPE		
MANHOLE NUMBER		SW02
COVER LEVEL INVERT LEVEL DEPTH		00.00 00.00 0.00

SETTING OUT DATA

POINT No.	CHAINAGE DISTANCE ON ROAD	COORDINATE : Lo19°/WGS84 Y -0,000	X +0 000 000,00	RADIUS
STREET 1 (4.5m WIDE)				
START	0,00	13572.914	3810146.400	
BC1	31.27	13558.118	3810118.847	
PI1		13557.332	3810117.382	30.00
EC1	34.59	13556.389	3810116.014	
BC2	59.05	13542.510	3810095.877	
PI2		13541.077	3810093.798	30.00
EC2	64.08	13539.317	3810091.988	
BC3	86.79	13523.488	3810075.709	
PI3		13520.448	3810072.582	15.00
EC3	95.27	13516.204	3810071.573	
BC4	113.98	13498.013	3810067.247	
PI4		13491.959	3810065.807	8.00
EC4	124.56	13489.074	3810071.321	
BC5	153.13	13475.825	3810096.639	
PI5		13472.116	3810103.728	8.00
EC5	165.69	13465.028	3810100.019	
BC6	177.29	13454.768	3810094.649	
PI6		13447.679	3810090.940	8.00
EC6	189.85	13443.970	3810098.029	
END	242.49	13419.562	3810144.673	
STREET 2 (4.5m WIDE)				
START	0,00	13428.431	3810127.724	
END	46.42	13469.561	3810149.247	
STREET 3 (4.5m WIDE)				
START	0.00	13372.312	3810228.776	
END	31.76	13379.626	3810197.871	







VERKLEINDE SKAAL/REDUCED SCALE
0 10 20 30 40 50
50

Notas/Notes

Wysiging/Amendment

Nr. No.	Datum Date	Nagesien Checked	Deur By	Beskrywing Description

ESSEQUA
RAADGEWENDE INGENIEURS • CONSULTING ENGINEERS
P.O. BOX 577
RIVERSDALE 6670
22 HEIDELBERG ROAD RIVERSDALE
CELL : 083 447 9297
TEL/FAX : 028 713 4030
CESA

Ontwerp Designed	Geteken Drawn	Nagesien Checked
AA	AA	GP

Raadgewende Ingenieur/Consulting Engineer — Pr Tech Eng — 12-03-2025 Datum/Date

Klient/Client — Datum/Date

Klient/Client

CAPE INFANTA DEVELOPMENT

Erf 134
CAPE INFANTA
6740

Projek/Project

PROPOSED DEVELOPMENT OF ERF 134 : CAPE INFANTA

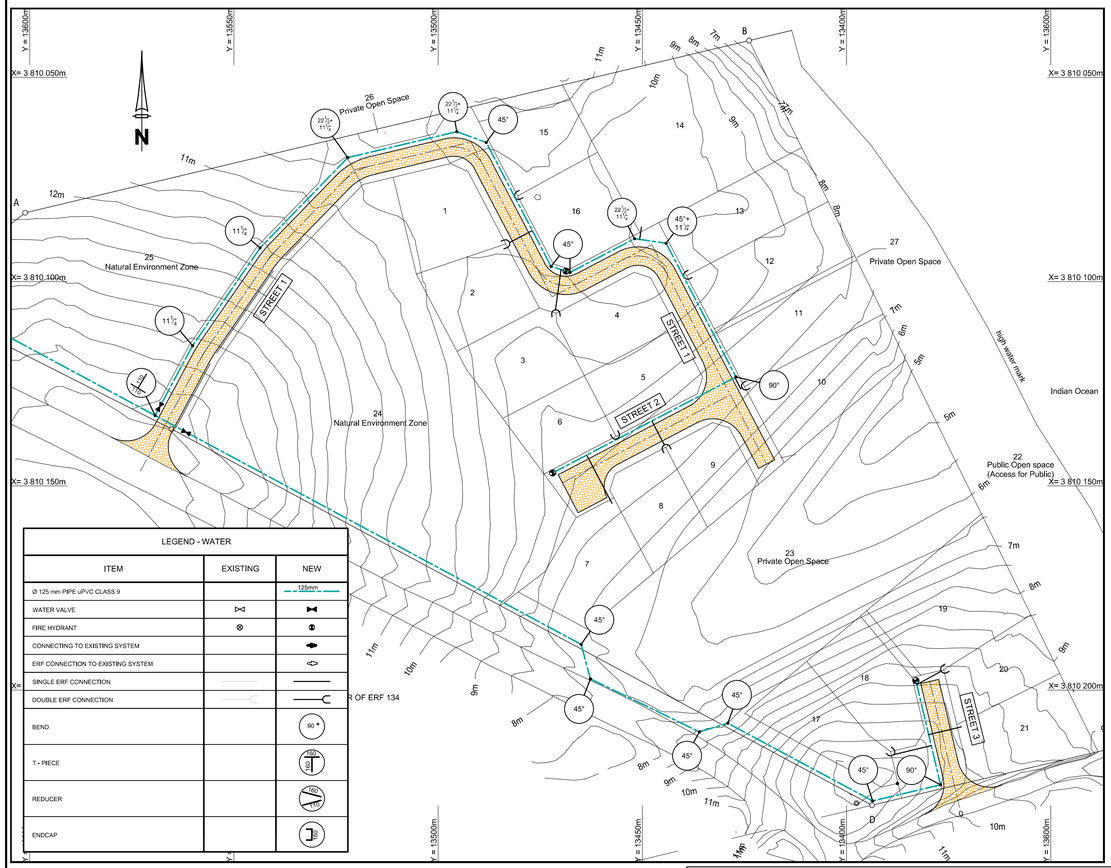
Tekening Beskrywing/Drawing description

PROPOSED STREET AND STORMWATER LAYOUT WITH LONGITUDINAL SECTIONS

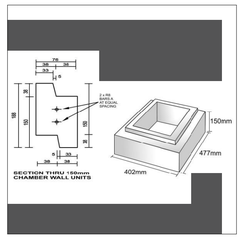
Skaal/Scale	Datum/Date
1:750	FEBRUARY 2025

Tekening nommer/Drawing number

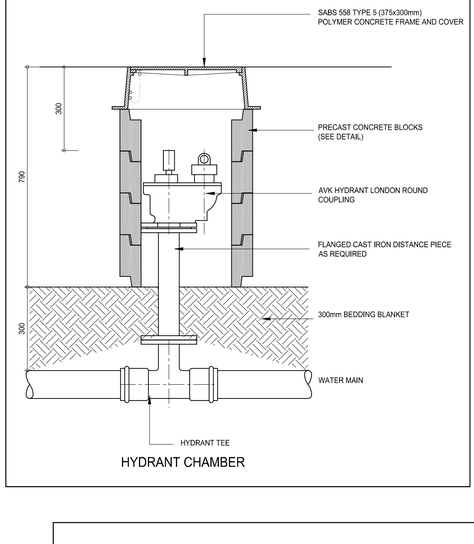
HESRIV-573-R1



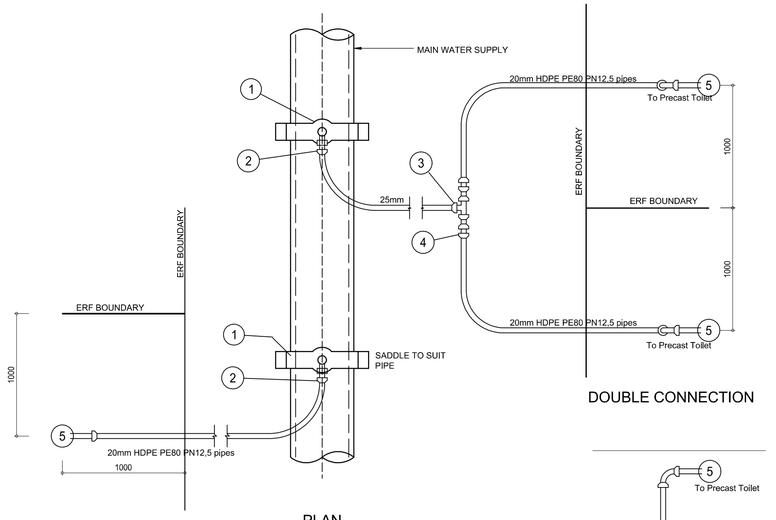
LEGEND - WATER		
ITEM	EXISTING	NEW
Ø 125 mm PIPE uPVC CLASS 9		125mm
WATER VALVE		
FIRE HYDRANT		
CONNECTING TO EXISTING SYSTEM		
ERF CONNECTION TO EXISTING SYSTEM		
SINGLE ERF CONNECTION		
DOUBLE ERF CONNECTION		
BEND		90 °
T - PIECE		160 x 160 x 160
REDUCER		160 x 110
ENDCAP		160



PRECAST CONCRETE BLOCK



HYDRANT CHAMBER



DOUBLE CONNECTION

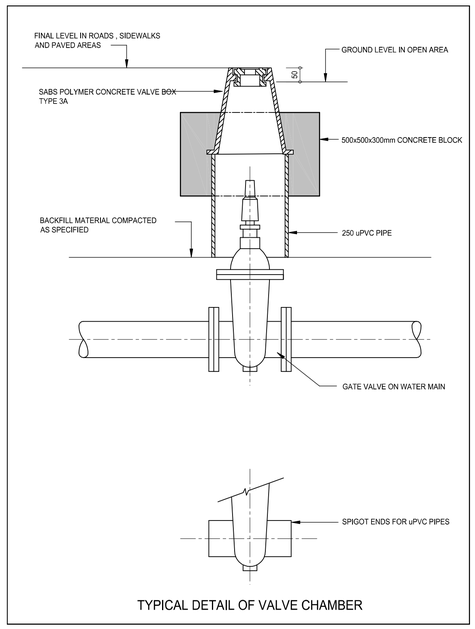
PLAN

SINGLE CONNECTION

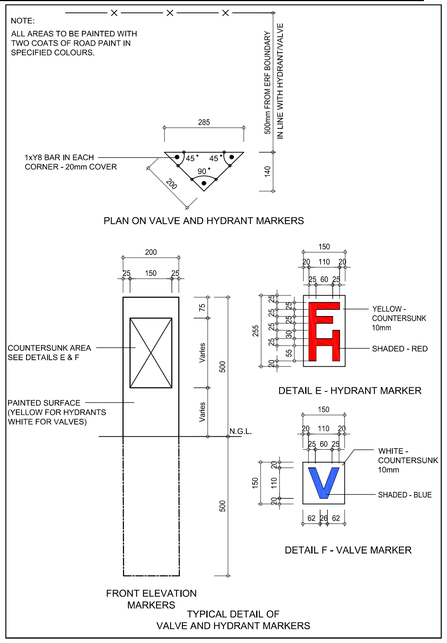
SECTION

NOTES
1 90° MALE TO FEMALE ELBOW
2 PLASSON MALE COUPLING
3 25 x 25mm T-PIECE
4 25 x 20mm REDUCER
5 WATER METER

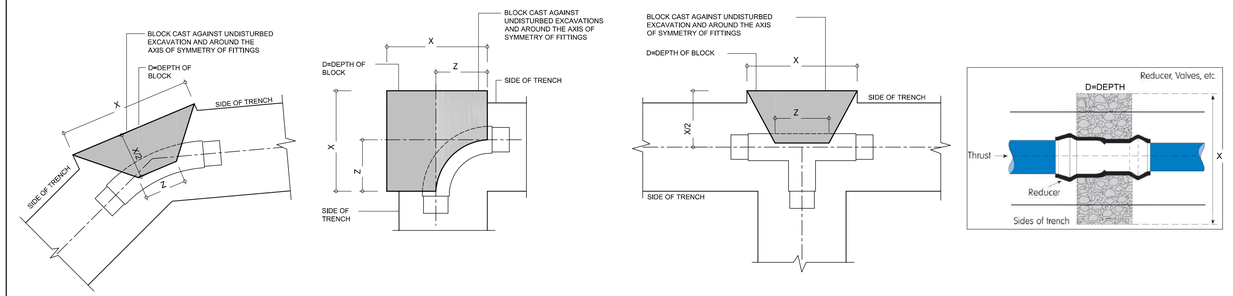
TYPICAL DETAIL OF
WATER CONNECTION ON ERVEN (25/20mm)



TYPICAL DETAIL OF VALVE CHAMBER



TYPICAL DETAIL OF
VALVE AND HYDRANT MARKERS



TYPICAL THRUST BLOCK DETAILS
SANDY SOIL
BEARING CAPACITY 200-400kPA

NOTE: COUPLINGS AND FLANGES MUST BE LEFT FREE OF CONCRETE

PIPE	11¼° BEND			22½° BEND			45° BEND			90° BEND			T-JUNCTION			END CAPS/VALVES REDUCERS	
DIAM.	Xmm	Dmm	Zmm	Xmm	Dmm	Zmm	Xmm	Dmm	Zmm	Xmm	Dmm	Zmm	Xmm	Dmm	Zmm	Xmm	Dmm
75	200	100	100	200	150	150	250	200	150	300	220	180	300	210	150	700	300
100	200	150	100	250	200	150	350	250	200	350	300	250	350	300	200	1000	400
150	250	200	200	350	300	200	500	450	350	550	450	400	600	400	280	1050	500
200	350	250	250	500	350	250	650	500	450	750	550	480	700	600	350	1100	600
250	400	350	300	600	450	300	800	600	500	1000	650	530	900	700	450	1150	700
300	500	400	350	700	550	350	950	750	550	1200	770	580	1150	800	550	1200	800
350	600	500	400	900	700	400	1200	900	600	1480	950	630	1550	900	550	1500	800

Wysiging/Amendment

Nr. No.	Datum Date	Nagesien Checked	Deur By	Beskrywing/Description
A	11-02-26			WATER LAYOUT AMENDED

VERKLEINDE SKAAL/REDUCED SCALE
0 10 20 30 40 50
50

Notas/Notes

ESSEQUA
RAADGEWENDE INGENIEURS • CONSULTING ENGINEERS
P.O. BOX 577
RIVERSDALE 6670
22 HEIDELBERG ROAD, RIVERSDALE
CELL: 083 447 9297
TEL/FAX: 028 713 4030
CESA

Ontwerp Designed	AA
Geteken Drawn	AA
Nagesien Checked	GP

Pr Tech Eng
Raadgewende Ingenieur
Consulting Engineer
Datum/Date 12-03-2025

Klient/Client
Datum/Date

Klient/Client
CAPE INFANTA DEVELOPMENT
Erf 134
CAPE INFANTA
6740

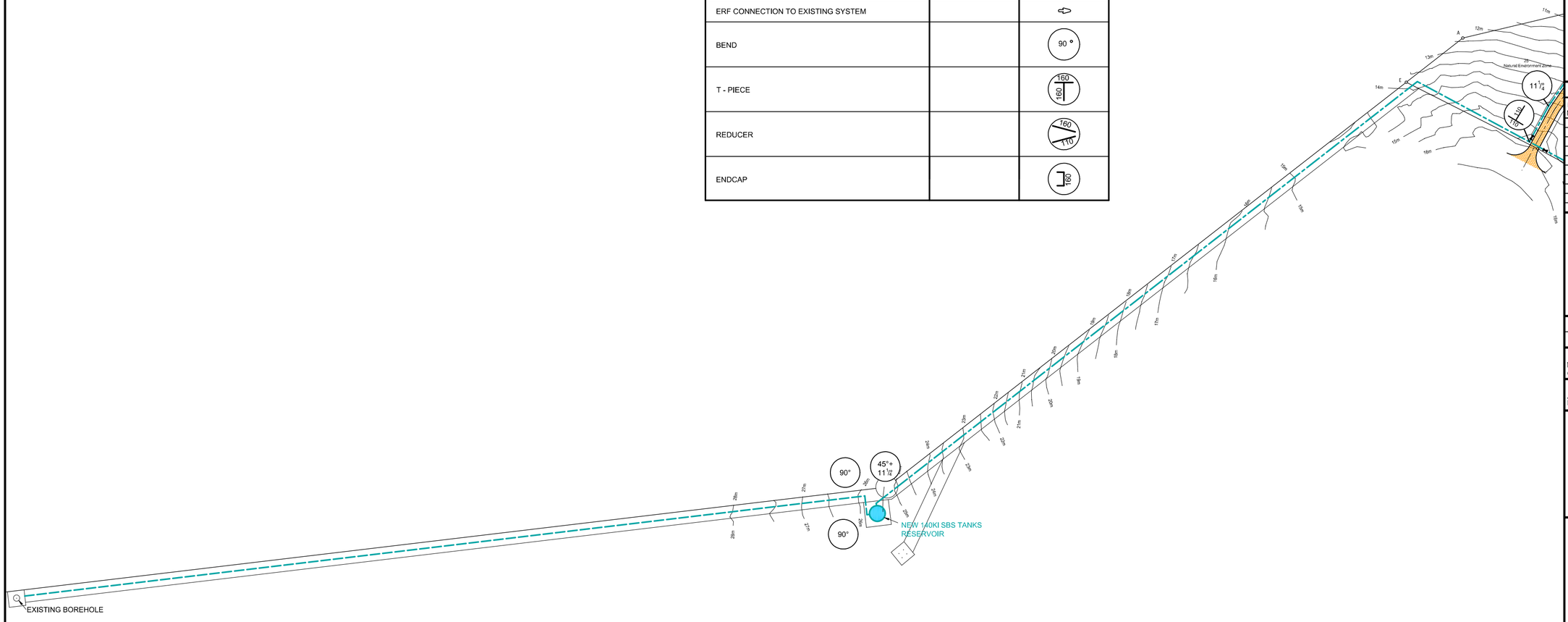
Projek/Project
PROPOSED DEVELOPMENT OF ERF 134 : CAPE INFANTA

Tekening Beskrywing/Drawing description
WATER LAYOUT AND TYPICAL DETAILS

Skaal/Scale
N.T.S
Datum/Date
FEBRUARY 2025
Tekening Nommer/Drawing number
HESRIV-573-W1 A

11 Feb 2026

LEGEND - WATER		
ITEM	EXISTING	NEW
Ø 75 mm PIPE uPVC CLASS 9		75mm
Ø 125 mm PIPE uPVC CLASS 9		125mm
WATER VALVE	⋈	⋈
CONNECTING TO EXISTING SYSTEM		
ERF CONNECTION TO EXISTING SYSTEM		
BEND		90 °
T - PIECE		160 / 160
REDUCER		160 / 110
ENDCAP		160



VERKLEINDE SKAAL/REDUCED SCALE

0 10 20 30 40 50

50

Notas/Notes

Wysiging/Amendment

Nr. No	Datum Date	Nagesien Checked	Deur By	Beskrywing Description

ESSEQUA
RAADGEWENDE INGENIEURS • CONSULTING ENGINEERS

P.O. BOX 577
RIVERSDALE 6670
22 HEIDELBERG ROAD RIVERSDALE
CELL : 083 447 9297
TEL/FAX : 028 713 4030

CESA

Designed	Drawn	Checked
AA	AA	GP

Pr Tech Eng
Raadgewende Ingenieur
Consulting Engineer

12-03-2025
Datum/Date

Klient/Client

Datum/Date

Klient/Client

CAPE INFANTA DEVELOPMENT

Erf 134
CAPE INFANTA
6740

Projek/Project

PROPOSED DEVELOPMENT OF ERF 134 : CAPE INFANTA

Tekening Beskrywing/Drawing description

EXTERNAL WATER LAYOUT

Skaal/Scale	Datum/Date
1:1500	MARCH 2025

Tekening nommer/Drawing number

HESRIV-573-W2

ANNEXURE B

100-Year floodlines as calculated by AL Fraser (Pr Eng)

LEGEND:

RS 20 - RIVER STATION 20

- 100 YEAR RI FLOODLINE

47m - CONTOUR LEVEL

-10 -5 0 5 10 15

SCALE BAR:

GENERAL NOTES:

1. Floor levels should be located 300mm above indicated flood levels as additional safety.
2. Table of Key Information:
   Catchment Area 291ha
   100 Year rainfall 130mm/day
   Time of Concentration 3h
   100year Peak flow 5m^3/s

REV	DATE	DESCRIPTION
3	15 June 2021	Note 1 removed, Drawing Number changed

Table of Floodline Information for 100 yr RI floods

RS	WSL	EGL
70	6.59	6.69
60	6.19	6.21
50	5.98	6.03
40	5.64	5.69
30	5.07	5.14
20	4.32	4.43
10	3.40	3.44

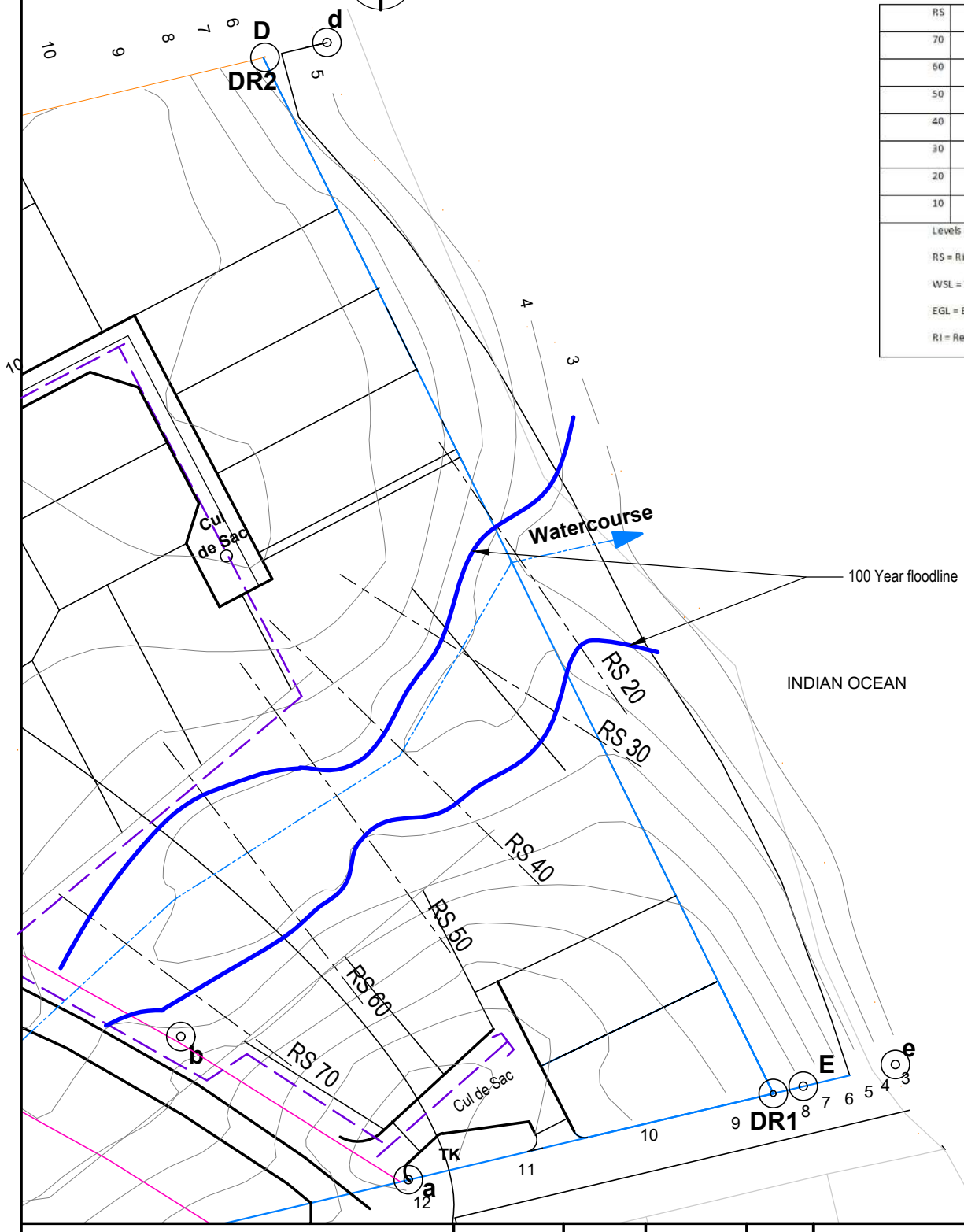
Levels are to m amsl.

RS = River Station

WSL = Water Surface Level

EGL = Energy Grade Line

RI = Recurrence Interval



PORTION 134, CAPE INFANTA, SWELLENDAM MAGISTERIAL DISTRICT - FLOODLINES

DESIGN:	ALF	DRAWN:	JBS	SCALE 1:1000	
FOREST LODGE, MAIN ROAD, SEDGEFIELD. TEL: 044 343 2093				DATE: 12 Dec. 2020	
FRASER Consulting Civil Engineers cc				AF134-04 REV. 3	A4

ANNEXURE C

Confirmation from Western Cape Road Network Management in support of the water main crossing of Main Road 268

Western Cape Government
Transport and Public Works

ROAD NETWORK MANAGEMENT
Email: Grace.Swanepoel@westerncape.gov.za
tel: +27 21 483 4669
Rm 335, 9 Dorp Street, Cape Town, 8001
PO Box 2603, Cape Town, 8000

REFERENCE : 16/9/6/1-27/24 (Job 23035)
ENQUIRIES : Ms GD Swanepoel
DATE : 10 August 2017

Fraser Consulting Civil Engineers
PO Box 178
SEDGEFIELD
6573

Attention: Mr A Fraser

Dear Sir

REQUEST FOR INFORMATION: CROSSING MAIN ROAD 268

1. Your e-mail of 24 May 2017 to Mr Van Eeden at Overberg District Municipality refers.

2. Your application for information affects Main Road 268, of which this Branch is the Road Authority, as follows:

2.1 With a crossing at ±km68.58.

2.2 Parallel to that road and outside of the road reserve, but within the adjacent 5m Building Line (Roads Ordinance 19 of 1976), between ±km68.58 LHS and km68.82 (end of Proclaimed Main Road).

3. This Branch will support your proposal, provided that the steel sleeve pipe, which must be installed from fence line to fence line, is sufficiently protected against corrosion and provided that the sleeve pipe is at least 1000mm below the lowest point across the cross-section (side drains; which should be allowed to be at least 800mm in depth).

4. Upon receipt of such a detail design this Branch will act accordingly.

Yours faithfully

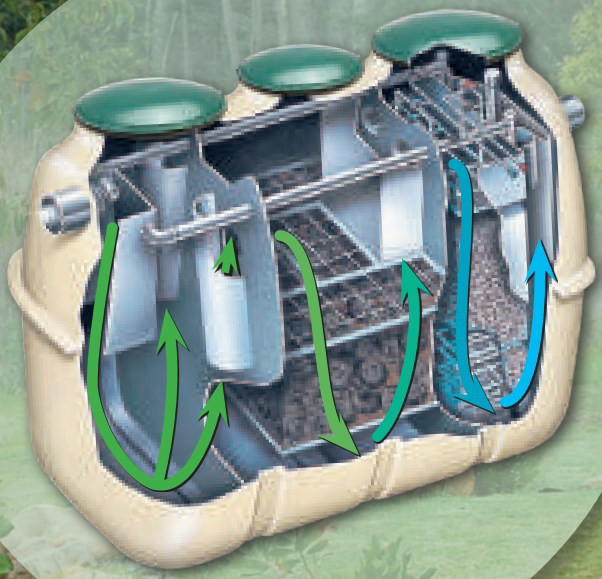
ML WATTERS
For CHIEF DIRECTOR: ROAD NETWORK MANAGEMENT

ANNEXURE D

Maskam Water brochure and process description

SAVE WATER: Treat and re-use all your BLACK and GREY water on-site

Fusion Series Waste Water Treatment



- Odourless
- Installed underground
- Lowest cost of ownership
- Quiet
- Small Footprint
- Effluent meets South African DWS General Standard
- Nitrification & De-nitrification cycles
- Developed for urban and rural use

Save money – treating your waste water on-site for re-use is cheaper than buying municipal water

MASKAM WATER

maskamwater.com

Applications:

- Households and grouped housing
- Schools
- Hotels
- Office blocks
- Lodges & guest houses
- Farms
- Factories
- Informal settlements
- Commercial wastewater secondary treatment

  Waste strength reduction:

  <75 mg/l COD

  <25 mg/l TSS
- Commercial wastewater pre-treatment before discharging to municipal sewer network (COD reduction)

Material:

- All materials are noncorrosive in the septic environment.

Easy to install or retrofit:

Save water - Treat your waste water on-site and re-use for:

- Toilet flushing
- Irrigation
- Cleaning of hard landscaping
- Water features
- Other non-potable uses (potable use is possible through further treatment)

Maintenance:

- System will be provided with maintenance contract.
- Maintenance provider is dependent upon geographical location.
- 6 Monthly service required.
- No check-ups needed between service intervals.

Disinfection:

- Chlorine / UV / Ozone



Electrical Panel

- Monitors the system 24/7
- Warning light and siren will notify user if a problem occurs
- IP65 enclosure
- Power supply to Blower and UV (disinfection)
- Indicator lights on front of panel for each alarm condition
- Optional: GSM module



Air Pump

- Feeds oxygen to aeration chamber and powers recirculation/sludge return





Available models

Clarus Model	Daily Treatment Capacity * (litres per day)	Length (mm)	Width (mm)	Height (mm)	Power consumption (Watts) Excluding disinfection
ZF 450	1500	2160	1120	1580	58
ZF 800	3000	2500	1450	1880	58
ZF 1120	4000	3020	1750	2000	95
ZF 1440	5000	3380	1840	12150	115
ZF 2000	7500	3960	1990	2270	125
ZF 2400	9000	4670	1990	2270	210
ZF 3200	12000	4560	2260	2420	340
ZF 4000	15000	4660	2440	2540	340

* Daily treatment capacity is based on influent values equal to or less than domestic sewage (grey and black water combined). The influent values below is the maximum organic loading for the above treatment capacities. For influent with heavier loadings, please contact our office or your nearest Maskam Water Dealer to assist with sizing the correct plant for your application.

COD	400	BOD	250	Ammonia	20

Financing available

The saving in your water bill can cover the instalment

CLARUS ENVIRONMENTAL
Zoeller Family of Water Solutions

www.maskamwater.com

CLARUS ENVIRONMENTAL
Zoeller Family of Water Solutions™

3649 Cane Run Road • Louisville, KY 40211-1961, USA
1-800-928-7867 • 1-502-778-2731 • Fax: 1-502-774-3624
www.clarusenvironmental.com

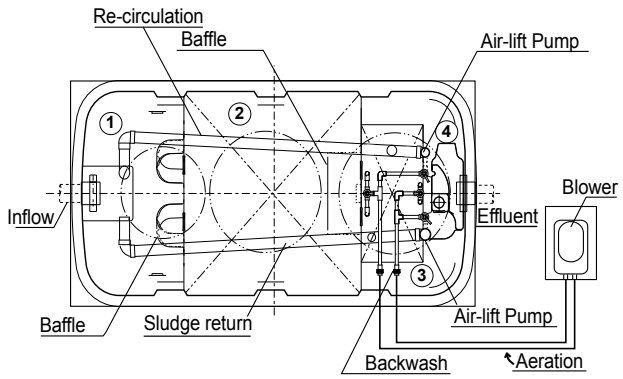
SECTION: C3.10.150
CL0053
1215
Supersedes
0214

Fusion® Series Treatment Systems

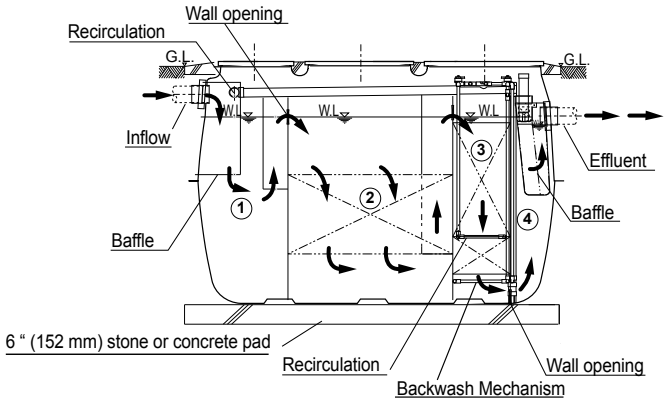
PROCESS DESCRIPTION

How the **Fusion®** system works

NSF Certified to NSF/ANSI Standard 40 Class 1 Performance Designation



Top View



Side View

Numbers correspond to the explanations below.

1. **Sedimentation Chamber**
   This chamber is designed to physically separate solids (sludge) and fat/grease (scum) from the incoming water.

2. **Anaerobic Chamber**
   This chamber contains a spherical-skeleton type of filter media (4.3 inch diameter). Through fixed film processes on the surface of the filter media, biological anaerobic treatment thrives while suspended solids are captured. Furthermore, the microorganisms in this chamber convert nitrates in the recirculated water returning from the aerobic chamber to gaseous nitrogen. The nitrogen then escapes to the atmosphere.

3. **Aerobic Filter Media Chamber**
   The aerobic floating and circulating filter media chamber consists of an aeration upper section and a filter media lower section. The chamber is filled with hollow, cylindrical filter media (0.6 inch diameter and 0.55 inches long). Biological treatment takes place with the help of the fixed film growth on the filter media surface. Aeration is continuous. Residual suspended solids are captured by the filter media circulating in this section.

   The filter media in the Aeration chamber are backwashed regularly (5 or 10 minute cycle, twice a day) by the backwash system located at the bottom of the chamber. The backwashed water is transferred by an air lift pump back into the sedimentation chamber for further digestion.

4. **Treated Water Storage Chamber**
   During normal operation, a recirculation line transfers a portion of the treated water back into the sedimentation chamber by way of an air lift pump. This chamber is designed to temporarily store treated water coming out of the aerobic filter media chamber. The treated water in the storage chamber is ready for discharge.

All Clarus Environmental products must be installed and maintained in accordance with all applicable codes.
Product information presented here reflects conditions at time of publication. Consult factory regarding discrepancies or inconsistencies.

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ANNEXURE E

Swellendam Municipality acceptance letter to collect solid waste from the site transfer station.

+27 28 514 8500
info@swellenmun.co.za
swellenmun
www.swellenmun.co.za
+27 28 514 2694

49 Voortrek Street, Swellendam | P.O Box 20, Swellendam 6740

Date: 28 September 2020

Enquiries: B. Burger

Attention: A. Fraser

Reference Number: 16/5/2/2

Per e-mail: fraser@fcce.co.za

Sir,

DEVELOPMENT OF ERF 134, INFANTA: SOLID WASTE REMOVAL

Your request regarding the update on our previous letter concerning solid waste collection in Infanta, has reference.

The solid waste facility was indeed upgraded during 2019, as mentioned in Dr. Clayton's letter, dated 20 February 2012. The facility, which only excepts demolition and garden waste, is also equipped with a household (wet waste) and recyclables container unit. These containers are serviced weekly by an external service provider – all of the household refuse is then hauled to the Bontebok solid waste facility in Swellendam.

Should the abovementioned development go forth, a transfer station, which must be able to accommodate the volume of refuse generated internally, should be established at the entrance gate of the proposed development. This station shall then be serviced by either the contractor collecting the waste in Infanta, or the contractor hauling the waste to Swellendam. Details of such a station shall be considered during the civil services or the building plan application process.

I hope this will clarify the status quo of the current solid waste disposal function.

Please do not hesitate to contact us for any additional information.

Best regards

F. ERASMUS Pr. (Tech.) Eng.

DIRECTOR: INFRASTRICTURE SERVICES

PROPOSED REZONING AND SUBDIVISION

PORTION OF ERF 134 INFANTA

ANNEXURE G

Application Form

+27 28 514 8500
info@swellenmun.co.za
swellenmun
www.swellenmun.co.za
+27 28 514 2694

49 Voortrek Street, Swellendam | P.O Box 20, Swellendam 6740

LAND USE PLANNING APPLICATION FORM

In terms of Section 15 of the Swellendam By-law on Municipal Land Use Planning, 2020

Application on Erf/Farm: _____ Town / Area: _____

KINDLY NOTE: Please complete this form using BLOCK capitals and ticking the appropriate boxes.

PART A: APPLICANT / AGENT DETAILS

First name(s)	DAVE				
Surname	SAUNDERS				
South African Council for Planners (SACPLAN) registration number (if applicable)					
Company name *(if applicable)*	DAVE SAUNDERS PLANNER CC				
Postal Address	18 LANDSEER ROAD				
	ROSEBANK		Postal Code	7700	
Email	dave@davesaunders.co.za				
Tel		Fax		Cell	0832892967

PART B: REGISTERED OWNER(S) DETAILS *(If different from applicant)*

Registered owner(s)	WESTERHELING INVESTMENTS CC				
Physical address					
			Postal code		
E-mail	jarjinin@gmail.com				
Tel		Fax		Cell	082 7179249

PART C: PROPERTY DETAILS *(in accordance with title deed)*

Property description *[Erf/Erven/Portion(s) or Farm(s), allotment area.]*	134					
Physical Address	MAIN ROAD CAPE INFANTA					
GPS Coordinates			Town/City	NEAR SWELLENDAM		
Current Zoning	AGRICULTURE	Extent	3,05 m² / ha	Are there existing buildings?	X	N
Current Land Use	VACANT					
Title Deed number and date	T	43211/1980 10-11-1980				

Any restrictive conditions?	Y	N X	If Yes, list condition(s)				
Are the restrictive conditions in favour of a third party(ies)?	Y	N X	If Yes, list the party(ies)				
Is the property encumbered by a bond?	Y	N X	If Yes, list bondholder(s)				
Any existing unauthorized buildings and/or land use on the subject property(ies)?			Y	X	If yes, is this application to legalize the building / land use?	Y	N X
Are there any pending court case(s) / order(s) relating to the subject property(ies)?			Y	N X	Are there any land claim(s) registered on the subject property(ies)?	Y	N X

PART D: PRE-APPLICATION CONSULTATION

Has there been any pre-application consultation?	✓	N	If Yes, complete the information below and attach the minutes of the pre-application consultation.		
Official's name	INFORMAL	Reference Number	MR BRUNINGS	Date of consultation	

PART E: LAND USE PLANNING APPLICATIONS IN TERMS OF SECTION 15 OF THE SWELLENDAM MUNICIPAL BY-LAW ON MUNICIPAL LAND USE PLANNING, 2020

Section	Type of application	Tick
Sect.15(2)(a)	Rezoning of land	✓
Sect.15(2)(b)	Permanent departure	
Sect.15(2)(c)	Temporary departure	
Sect.15(2)(d)	Subdivision of land and servitude/rental agreement	✓
Sect.15(2)(e)	Consolidation of land	
Sect.15(2)(f)	Removal, suspension and amendment of restrictive conditions	
Sect.15(2)(g)	Permission which is required by the zoning scheme	
Sect.15(2)(h)	Amendment, deletion or removal of conditions on existing approval	
Sect.15(2)(i)	Extension of the validity period of an approval	
Sect.15(2)(j)	Approval of an overlay zone as contemplated in the zoning scheme	
Sect.15(2)(k)	Amendment or cancellation of an approved subdivision plan or part thereof or a general plan or diagram	
Sect.15(2)(l)	Permission required in terms of a condition of approval	
Sect.15(2)(m)	Determination of a zoning	
Sect.15(2)(n)	Closure of a public place or part thereof	
Sect.15(2)(o)	Consent use contemplated in the zoning scheme	
Sect.15(2)(o)	Consent use to allow for an additional dwelling and a house shop in low income areas as contemplated in the zoning scheme	
Sect.15(2)(p)	To disestablish an owner's association	
Sect.15(2)(q)	Rectify a failure by a home owner's association to meet its obligations in respect of the control over or maintenance of services	
Sect.15(2)(r)	Permission required for the reconstruction of an existing building that constitutes a non-conforming use	
Sect.24(1)	Exemption from sub-division and consolidation	

Application fees that are paid to the Municipality are non-refundable. Application fees will be calculated by Swellendam Municipality and includes the cost of publishing and serving notice of an application.

BANKING DETAILS

Name: Swellendam Municipality
Bank: ABSA
Branch no.: 632005
Account no.: 2390560039

PART F: DETAILS OF PROPOSAL

Brief description of proposed development / intent of application:

SEE MOTIVATION

Please Note: *This application form must be accompanied by an appropriate Motivation Report and Plans (Regional Plan, Locality Plan, Site Development Plan and Sketch Plans – as applicable) Please refer to* ***Annexure A*** *for further details.*

PART G: ATTACHMENTS AND SUPPORTING INFORMATION AND DOCUMENTATION FOR LAND USE PLANNING APPLICATION

[section 15(2)(a) to (s) of the **Swellendam Municipal By-law on Municipal Land Use Planning, 2020***]*

Complete the following checklist and attach all the information and documentation relevant to the proposal. Failure to submit all information and documentation required will result in the application being deemed incomplete. It will not be considered complete until all required information and documentation have been submitted.

Information and documentation required in terms of section 38(1) of said legislation

✓	N	Power of attorney / Owner's consent if applicant is not owner		Y	✗	Bondholder's consent (if applicable)
✓	N	Resolution or other proof that applicant is authorised to act on behalf of a juristic person		Y	✗	Proof of registered ownership or any other relevant right held in the land concerned
✓	N	Written motivation		✓	N	S.G. diagram / General plan extract
✓	N	Locality plan		✓	N	Site development plan or conceptual layout plan
✓	N	Proposed subdivision plan / site plan (as applicable)		Y	✗	Proof of agreement or permission for required servitude
Y	✗	Proof of payment of application fees		✓	N	Full copy of the title deed
Y	N	Conveyancer's certificate		Y	✗	Minutes of pre-application consultation meeting (if applicable)

Supporting information and documentation:

Y	N	N/A	Consolidation plan	Y	N	N/A	Land use plan / Zoning plan
Y	N	N/A	Street name and numbering plan				
✓	N	N/A	Landscaping / Tree plan	Y	N	N/A	1 : 50 / 1:100 Flood line determination (plan / report)
Y	N	N/A	Abutting owner's consent	Y	N	N/A	Home Owners' Association consent
Y	N	N/A	Copy of Environmental Impact Assessment (EIA) / Heritage Impact Assessment (HIA) / Traffic Impact Assessment (TIA) / Traffic Impact Statement (TIS) / Major Hazard Impact Assessment (MHIA) / Environmental Authorisation (EA) / Record of Decision (ROD) (strikethrough irrelevant)	Y	N	N/A	Services Report or indication of all municipal services / registered servitudes
Y	N	N/A	Copy of original approval and conditions of approval	Y	N	N/A	Proof of failure of Home owner's association
Y	N	N/A	Proof of lawful use right	Y	N	N/A	Any additional documents or information required as listed in the pre-application consultation form / minutes
Y	N	N/A	Required number of documentation copies	Y	N	N/A	Other (specify)

PART H: AUTHORISATION(S) IN TERMS OF OTHER LEGISLATION

✓	N/A	National Heritage Resources Act, 1999 (Act 25 of 1999)	Y	N/A	Specific Environmental Management Act(s) (SEMA)

✓	N/A	National Environmental Management Act, 1998 (Act 107 of 1998)				(e.g. Environmental Conservation Act, 1989 (Act 73 of 1989), National Environmental Management: Air Quality Act, 2004 (Act 39 of 2004), National Environmental Integrated Coastal Management Act, 2008 (Act 24 of 2008), National Environmental Management: Waste Act, 2008 (Act 59 of 2008), National Water Act, 1998 (Act 36 of 1998) (strikethrough irrelevant)
Y	N/A	Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970)				
Y	N/A	Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA)				
Y	N/A	Occupational Health and Safety Act, 1993 (Act 85 of 1993): Major Hazard Installations Regulations				
Y	N/A	Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA)		Y	N/A	Other (specify)
Y	N	If required, has application for EIA / HIA / TIA / TIS / MHIA approval been made? If yes, attach documents / plans / proof of submission etc.				
Y	N	If required, do you want to follow an integrated application procedure in terms of section 44(1) of the Swellendam Municipal By-law on Municipal Land Use Planning, 2015? If yes, please attach motivation.				

SECTION I: DECLARATION

I hereby confirm the following:

1. That the information contained in this application form and accompanying documentation is complete and correct.
2. I am aware that it is an offense in terms of section 86(1)(e) to supply particulars, information or answers knowing the particulars, information or answers to be false, incorrect or misleading or not believing them to be correct.
3. I am properly authorized to make this application on behalf of the owner and (where applicable) that a copy of the relevant power of attorney or consent are attached hereto.
4. Where an agent is appointed to submit this application on the owner's behalf, it is accepted that correspondence from and notifications by the Municipality in terms of the by-law will be sent only to the agent and that the owner will regularly consult with the agent in this regard.
5. That this submission includes all necessary land use planning applications and information required to enable the development proposed herein.
6. I confirm that the relevant title deed(s) have been read and that there are no restrictive title deed restrictions, which impact on this application, or alternatively an application for removal/suspension or amendment forms part of this submission.
7. I am aware that development charges to the Municipality in respect of the provision and installation of external engineering services are payable by the applicant as a result of the proposed development.
8. I am aware that the application fees cannot be refunded as per Section 39(2) of the Swellendam By-law on Municipal Land Use Planning, 2020.

Approval for processing of personal information

By signing the application form, you acknowledge that you are aware that your personal information may, for purposes of your application, be processed by the Swellendam Municipality in terms of the provisions of the Protection of Personal Information Act, 2013 (Act No. 4 of 2013)

Applicant's signature:		Date:	05.04.2025
Full name:	DAVE SAUNDERS		
Professional capacity:	PROF PLANNER		
SACPLAN registration number:			

FOR OFFICE USE ONLY

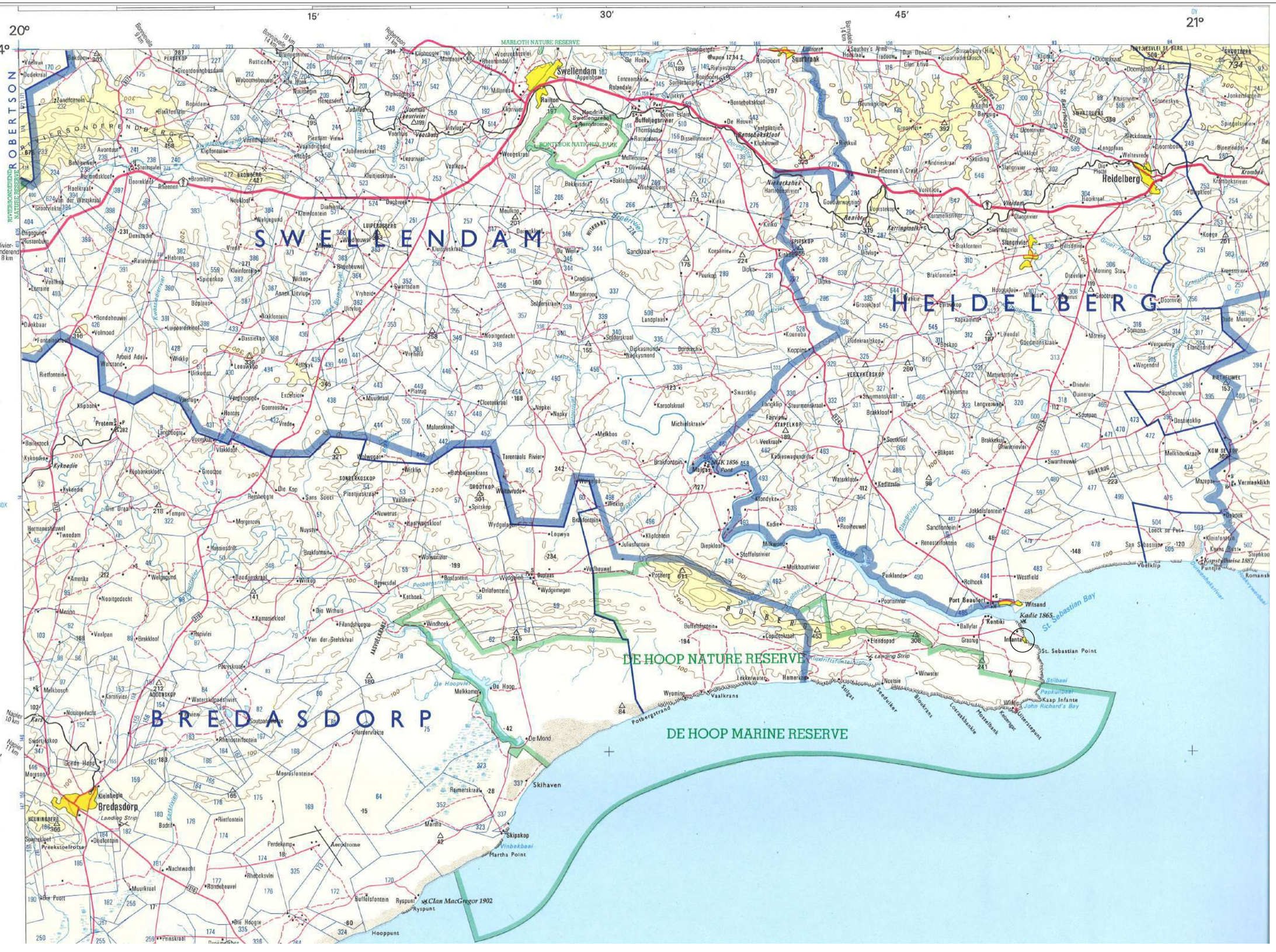
Date received:	
Received by:	

PROPOSED REZONING AND SUBDIVISION

PORTION OF ERF 134 INFANTA

DIAGRAM 1

Regional Context



GENERAL NOTES:

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10. Service all doors and moving parts before handing over.
11. All dimensions and levels to be checked on site prior to commencement of work. Any queries to be forwarded timeously to the architect.

SIGNATURE: DATE:

CLIENT:

ARCHITECT:

DESCRIPTION:	DATE:	REV:

OWN PLANNER:

davesaunders planner CC
dave saunders BSoc Sci MCRP (uct)
cell : 083 289 2967 | fax : 021 686 6482
e-mail : dave@davesaunders.co.za

GOSZTOLA
ARCHITECTS

JOB NO: 5005

PROJECT:
Cape Infanta
New Housing Development
Portion of Erf 134
Situated at Cape Infanta

DESCRIPTION
Regional Context Map

SCALES: NTS

PURPOSE: Information

DRAWN:	CHECKED:
KH	IG

DATE CREATED: 2021/08/11

DATE PLOT: 2022/07/01

ISSUED: 2022/07/01

DWG NO: Diagram 1

REVISION:

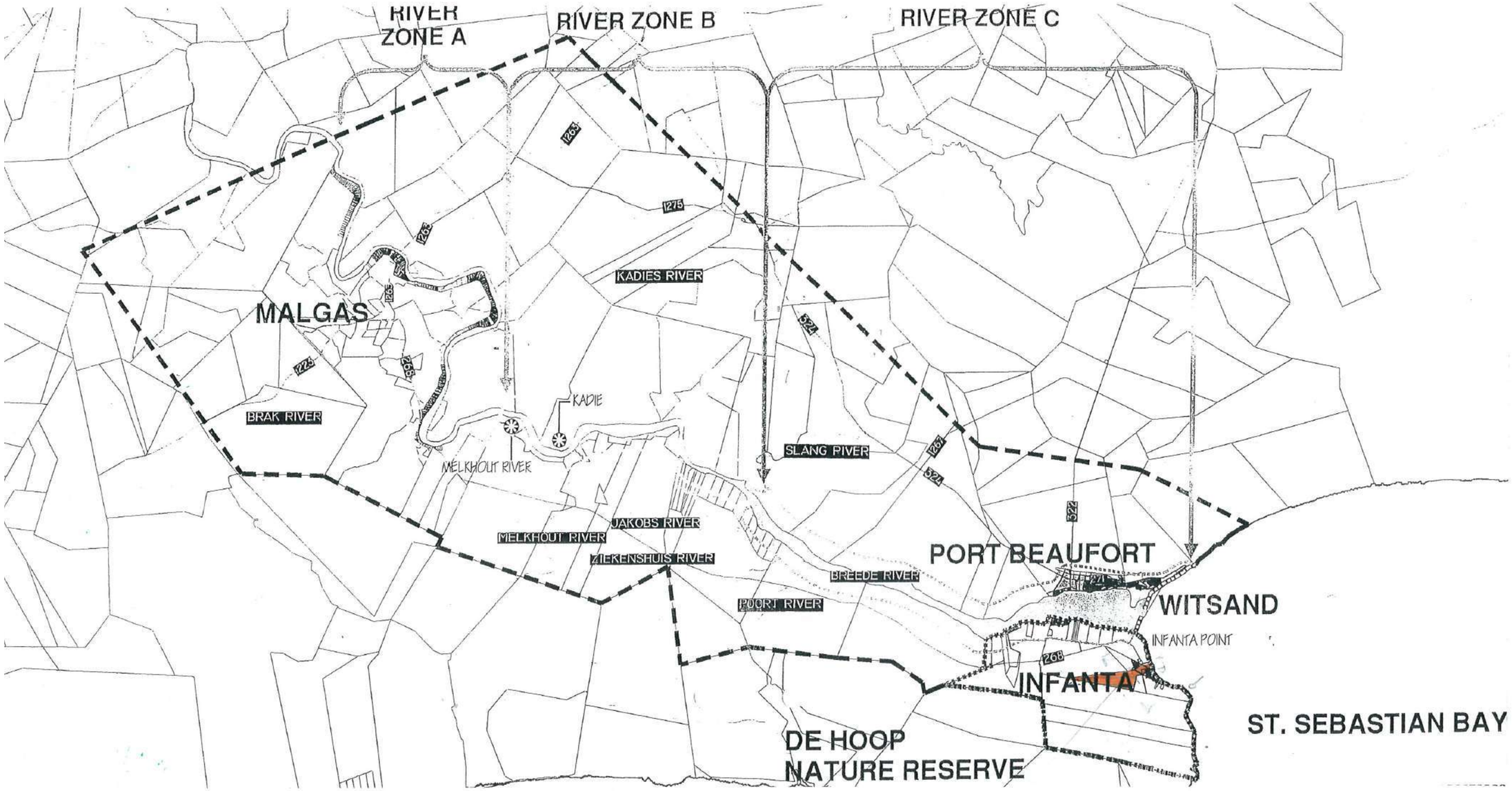
N

PROPOSED REZONING AND SUBDIVISION

PORTION OF ERF 134 INFANTA

DIAGRAM 2

Sub-regional Context



N

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SIGNATURE: DATE:

CLIENT:

ARCHITECT:

DESCRIPTION:	DATE:	REV:

TOWN PLANNER:

davesaunders planner CC
dave saunders BSoc Sci MCRP (uct)
cell : 083 289 2967 | fax : 021 686 6482
e-mail : dave@davesaunders.co.za

GOSZTOLA ARCHITECTS

JOB NO: 5005

PROJECT:
Cape Infanta
New Housing Development
Portion of Erf 134
Situated at Cape Infanta

DESCRIPTION
Sub Regional Context Map

SCALES: NTS

PURPOSE: Information

DRAWN:	CHECKED:
KH	IG

DATE CREATED: 2021/08/11
DATE PLOT: 2022/07/01
ISSUED: 2022/07/01

DWG NO: Diagram 2
REVISION:

PROPOSED REZONING AND SUBDIVISION

PORTION OF ERF 134 INFANTA

DIAGRAM 3

Aerial Photograph of Infanta



0 0.33 0.65 1.3 km

Date: 8/5/2024 10:31 AM Scale: 1:11,978

N

Disclaimer
George Municipality makes no warranties as to the correctness of the information supplied. Persons relying on this information do so entirely at their own risk.

George Municipality will not be liable for any claims whatsoever, whether for damages or otherwise, which may arise as a result of inaccuracies in the information supplied.

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ARCHITECT:

DESCRIPTION:	DATE:	REV:

TOWN PLANNER:

davesaunders planner CC
dave saunders BSoc Sci MCRP (uct)
cell 083 289 2967 | fax 021 686 6482
e-mail dave@davesaunders.co.za

GOSZTOLA ARCHITECTS

JOB NO: 5005

PROJECT:
Cape Infanta
New Housing Development

Portion of Erf 134
Situated at Cape Infanta

DESCRIPTION
Aerial Photo Of Infanta

SCALES: Scale Bar

PURPOSE: Information

DRAWN:	CHECKED:
KH	IG

DATE CREATED: 2021/08/11
DATE PLOT: 2022/07/01
ISSUED: 2022/07/01

DWG NO: Diagram 3

REVISION:

PROPOSED REZONING AND SUBDIVISION

PORTION OF ERF 134 INFANTA

DIAGRAM 4

Land Use Map

N

REM 115

106

INFANTAPARK

142

154

Indian Ocean

Hoekstraat

Visserstraat

Strelchersstraat

Dunnstraat

Ratelstraat

Stream

Hoekstraat

INDIESE OCEAN

0 100 200

Proposed Site

Infanta Caravan Park - Semi-Informal Residential

Residential

Coastal Fynbos

134

145

157

147

REM 107

108

112

113

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ARCHITECT:

DESCRIPTION:	DATE:	REV:

TOWN PLANNER:
davesaunders planner CC
dave saunders BSoc Sci MCRP (uct)
cell : 083 289 2967 | fax : 021 686 6482
e-mail : dave@davesaunders.co.za

GOSZTOLA ARCHITECTS

JOB NO: 5005

PROJECT:
Cape Infanta
New Housing Development
Portion of Erf 134
Situated at Cape Infanta

DESCRIPTION
Land Use Map

SCALES: 1:5000

PURPOSE: Information

DRAWN:	CHECKED:
KH	IG

DATE CREATED: 2021/08/11

DATE PLOT: 2022/07/01

ISSUED: 2022/07/01

DWG NO: Diagram 4

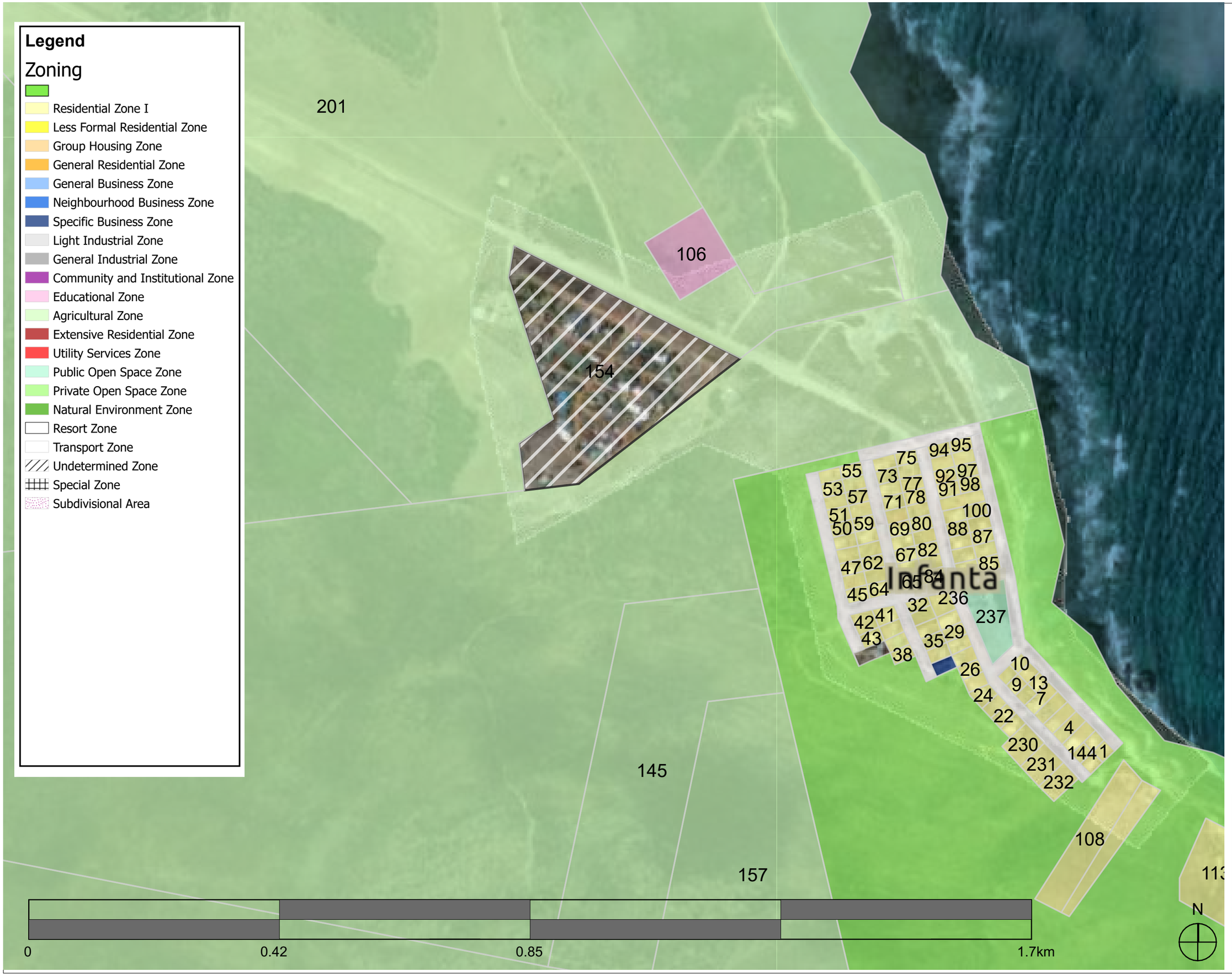
REVISION:

PROPOSED REZONING AND SUBDIVISION

PORTION OF ERF 134 INFANTA

DIAGRAM 5

Existing Zoning



GENERAL NOTES:

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SIGNATURE: DATE:

CLIENT:

ARCHITECT:

DESCRIPTION:	DATE:	REV:

OWN PLANNER:
davesaunders planner CC
dave saunders BSoc Sci MCRP (uct)
cell : 083 289 2967 | fax : 021 686 6462
e-mail : dave@davesaunders.co.za

GOSZTOLA ARCHITECTS

JOB NO: 5005

PROJECT:
Cape Infanta
New Housing Development
Portion of Erf 134
Situated at Cape Infanta

DESCRIPTION
Existing Zoning

SCALES: Scale Bar

PURPOSE: Information

DRAWN:	CHECKED:
KH	IG

DATE CREATED: 2021/08/11

DATE PLOT: 2022/07/01

ISSUED: 2022/07/01

DWG NO: Diagram 5

REVISION:

PROPOSED REZONING AND SUBDIVISION

PORTION OF ERF 134 INFANTA

DIAGRAM 6

Infanta Spatial Development Framework



SWELLENDAM MUNICIPALITY

SPATIAL DEVELOPMENT FRAMEWORK

SPATIAL PROPOSALS: INFANTA

SPATIAL PLANNING CATEGORIES (applicable outside urban edge)
- CORE 1: PROTECTED AREAS AND CBA 1
- CORE 2: CBA 2 AND ESA 1
- BUFFER: ESA 2 AND ONA
- AGRICULTURE / TRANSFORMED

RESIDENTIAL
- EXISTING URBAN AREA (Predominantly residential)
- PROPOSED LOW DENSITY
- PROPOSED MEDIUM DENSITY
- PROPOSED HIGH DENSITY

BUSINESS AND INDUSTRIAL
- CENTRAL BUSINESS DISTRICT (CBD)
- BUSINESS
- PROPOSED BUSINESS
- PROPOSED TOURISM RELATED BUSINESS
- INDUSTRIAL
- PROPOSED INDUSTRIAL

COMMUNITY FACILITIES
- LOCAL AUTHORTY USE
- COMMUNITY FACILITIES
- CEMETERY

ROADS
- EXISTING DISTRIBUTOR ROUTE
- EXISTING COLLECTOR ROUTE
- PROPOSED ROUTES

URBAN EDGE
- HIGH PRIORITY EDGE
- LOW PRIORITY EDGE

OTHER
- OPEN SPACE
- GOLF COURSE
- RAILWAY
- RIVER
- SEWAGE WORKS - 500m BUFFER
- PUBLIC PARKING
- WASTE TRANSFER
- BOAT LAUNCHING SITE

INDEMNITY

SWELLENDAM MUNICIPALITY ACCEPTS NO LIABILITY OF ANY KIND WHATSOEVER OR HOWSOEVER ARISING AND SHALL NOT BE HELD LIABLE IN ANY EVENT FOR ANY DIRECT, INDIRECT, SPECIAL OR CONSEQUENTIAL DAMAGES IN CONNECTION WITH OR ARISING OUT OF THE USE OF THIS DATA.

DATE: FEBRUARY 2020	COMPILED BY: SWELLENDAM MUNICIPALITY
SCALE: SEE LINESCALE	
PLAN NO: 5.9	
FILE NAME:	

Town Planning & Building Control
13 Lind Street
Swellendam

PO BOX 20
Swellendam
6740

Office Phone: +27 28 514 8537
Web: www.swellenmun.co.za

N

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CLIENT:

ARCHITECT:

DESCRIPTION:	DATE:	REV:

TOWN PLANNER:

davesaunders planner CC
dave saunders BSoc Sci MCRP (uct)
cell : 083 289 2967 | fax : 021 686 6482
e-mail : dave@davesaunders.co.za

GOSZTOLA ARCHITECTS

JOB NO: 5005

PROJECT:
Cape Infanta
New Housing Development
Portion of Erf 134
Situated at Cape Infanta

DESCRIPTION
Infanta Spatial Development Framework

SCALES: Scale Bar

PURPOSE: Information

DRAWN:	CHECKED:
KH	IG

DATE CREATED: 2021/08/11
DATE PLOT: 2022/07/01
ISSUED: 2022/07/01

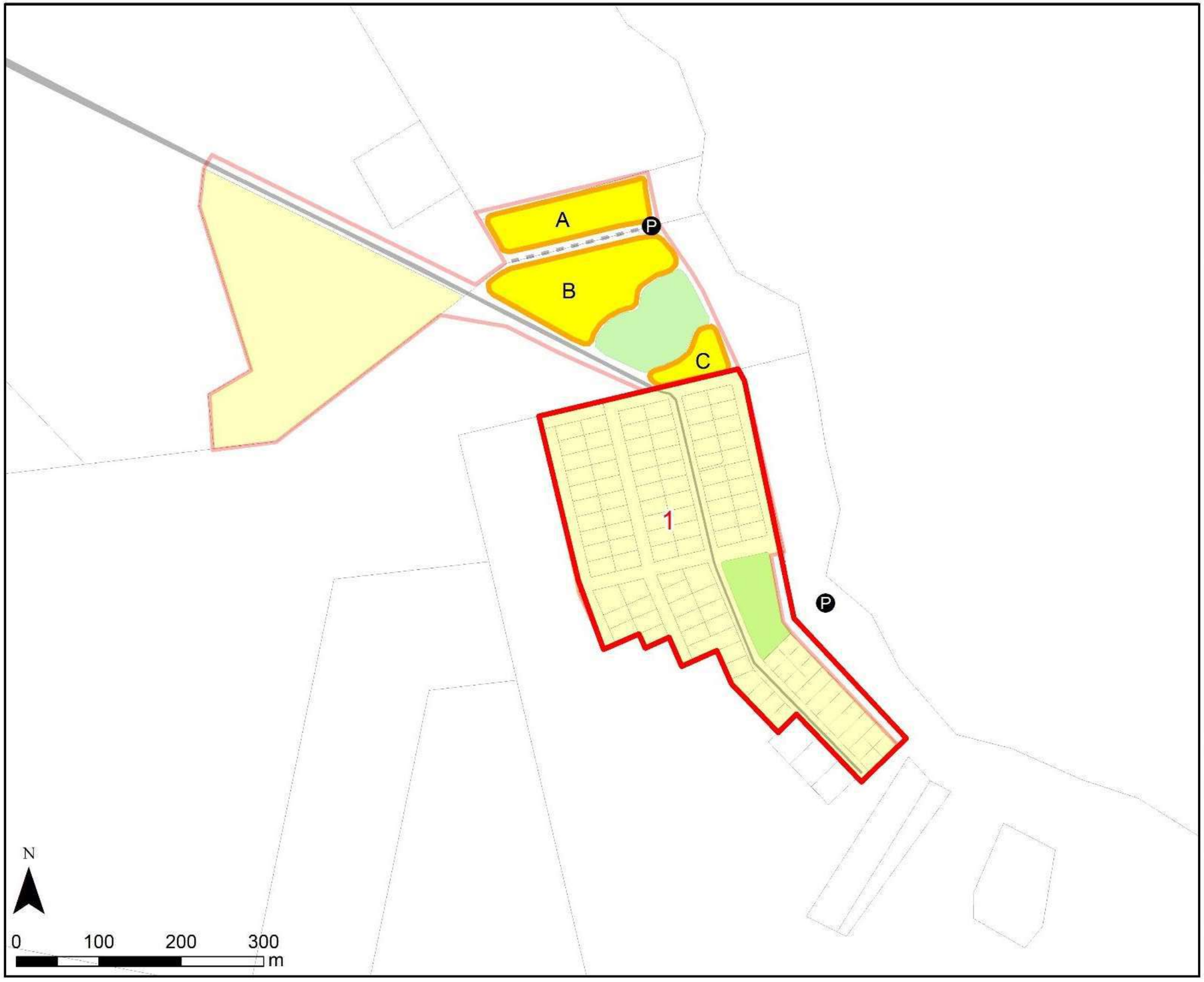
DWG NO: Diagram 6
REVISION:

PROPOSED REZONING AND SUBDIVISION

PORTION OF ERF 134 INFANTA

DIAGRAM 7

Growth Management Plan for Infanta



SWELLENDAM

SPATIAL DEVELOPMENT FRAMEWORK

GROWTH MANAGEMENT PLAN: INFANTA

EXISTING URBAN AREAS:

DENSIFICATION ZONES

ZONE	CURRENT DENSITY*	PROPOSED DENSITY TARGET*	ADDITIONAL UNITS
1	10		
TOTAL	10		

* per Gross Area (ha)

URBAN DEVELOPMENT AREAS:

NEW DEVELOPMENT ZONES

ZONE	AREA*	DENSITY (u/ha)	UNITS
A	0.9	10	9
B	1.5	10	15
C	0.3	10	3
TOTAL	2.7		27

* Gross Development Area

SOURCE:

INDEMNITY

DATE:	COMPILED BY:
DECEMBER 2019	SWELLENDAM MUNICIPALITY
SCALE: SEE LINESCALE	
PLAN NO: 5.10	
FILE NAME:	

Town Planning & Building Control
13 Lind Street
Swellendam

PO BOX 20
Swellendam
6740

Office Phone: +27 28 514 8537
Web: www.swellenmun.co.za

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SIGNATURE: DATE:

CLIENT:

ARCHITECT:

DESCRIPTION:	DATE:	REV:

TOWN PLANNER:

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dave saunders. BSci Sc. MCRP (uct)
cell : 083 289 2967 | fax : 021 686 6482
e-mail : dave@davesaunders.co.za

GOSZTOLA ARCHITECTS

JOB NO: 5005

PROJECT:
Cape Infanta
New Housing Development
Portion of Erf 134
Situated at Cape Infanta

DESCRIPTION: Infanta Spatial Development Framework Growth Management

SCALES: Scale Bar

PURPOSE: Information

DRAWN:	CHECKED:
KH	IG

DATE CREATED: 2021/08/11

DATE PLOT: 2022/07/01

ISSUED: 2022/07/01

DWG NO: Diagram 7

REVISION:

N

PROPOSED REZONING AND SUBDIVISION

PORTION OF ERF 134 INFANTA

DIAGRAM 8

Urban Edge Diagram



0 0.15 0.3 0.6 km

Date: 8/5/2024 10:22 AM Scale: 1:5,989

N

Disclaimer
George Municipality makes no warranties as to the correctness of the information supplied. Persons relying on this information do so entirely at their own risk.

George Municipality will not be liable for any claims whatsoever, whether for damages or otherwise, which may arise as a result of inaccuracies in the information supplied.

N

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GOSZTOLA ARCHITECTS

JOB NO: 5005

PROJECT:
Cape Infanta
New Housing Development

Portion of Erf 134
Situated at Cape Infanta

DESCRIPTION
Urban Edge

SCALES: Scale Bar

PURPOSE: Information

DRAWN:	CHECKED:
KH	IG

DATE CREATED: 2021/08/11

DATE PLOT: 2022/07/01

ISSUED: 2022/07/01

DWG NO: Diagram 8

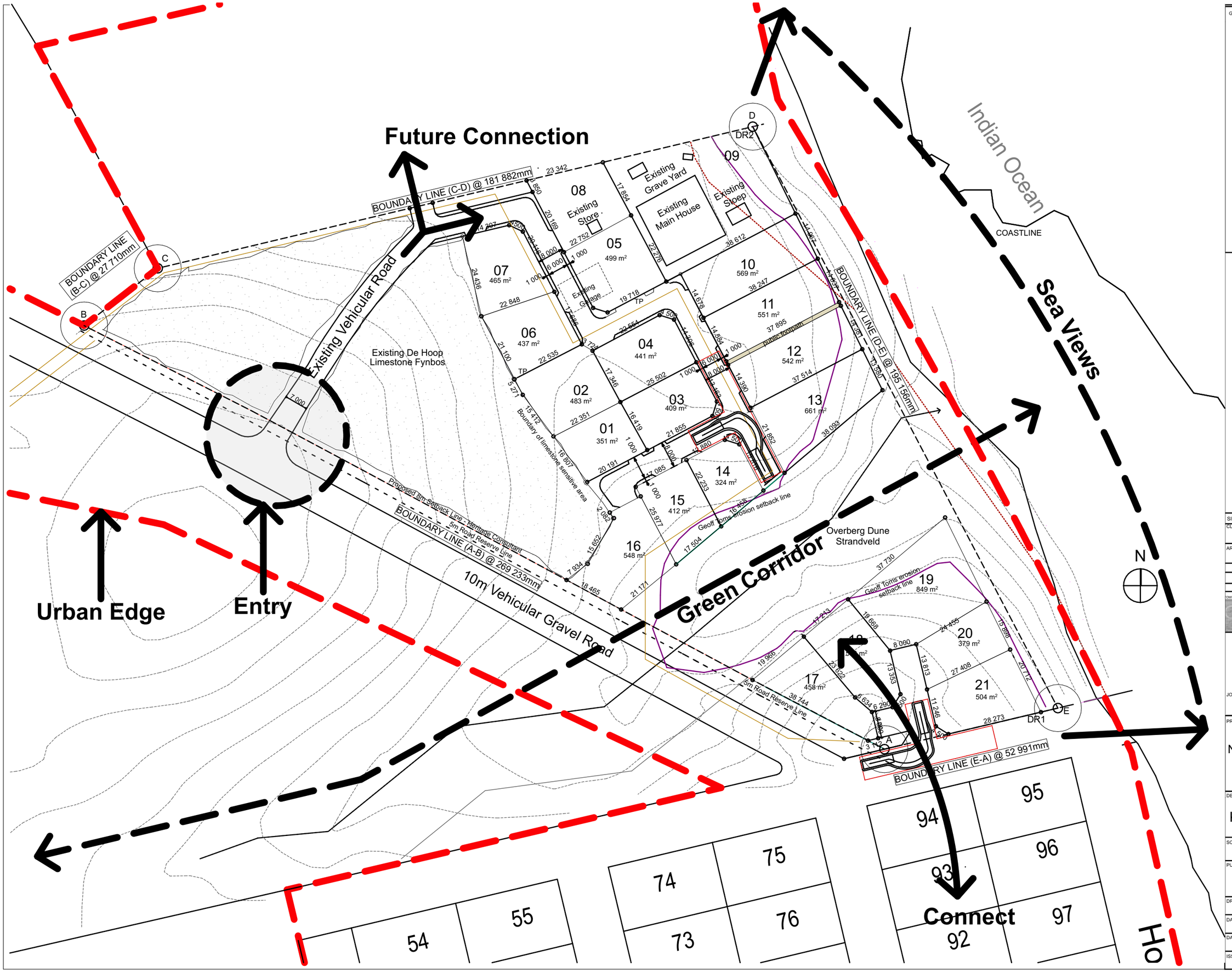
REVISION:

PROPOSED REZONING AND SUBDIVISION

PORTION OF ERF 134 INFANTA

DIAGRAM 9

Key Design Informants



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GOSZTOLA ARCHITECTS

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PROJECT:
Cape Infanta
New Housing Development
Portion of Erf 134
Situated at Cape Infanta

DESCRIPTION
Key Design Informants

SCALES: 1:1000

PURPOSE: Information

DRAWN:	CHECKED:
KH	IG

DATE CREATED: 2021/08/11

DATE PLOT: 2022/07/01

ISSUED: 2022/07/01

DWG NO: Diagram 9

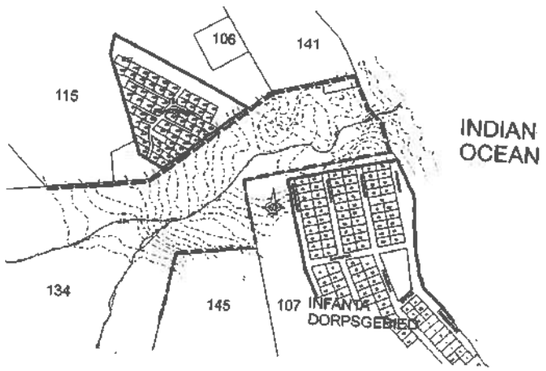
REVISION:

PROPOSED REZONING AND SUBDIVISION

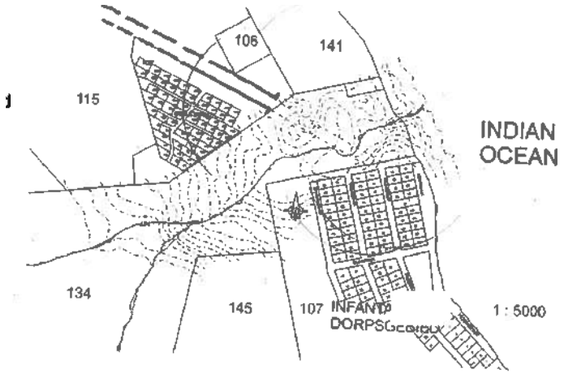
PORTION OF ERF 134 INFANTA

DIAGRAM 10

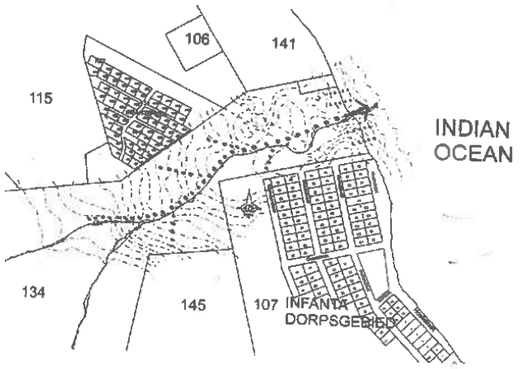
Urban Design Informants



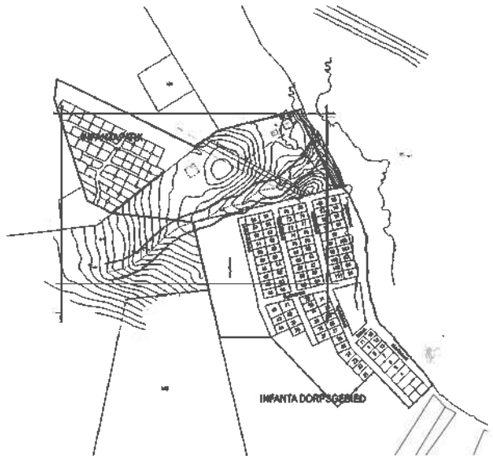
Utilising the site to change the current disparate arrangement that currently exists within the town



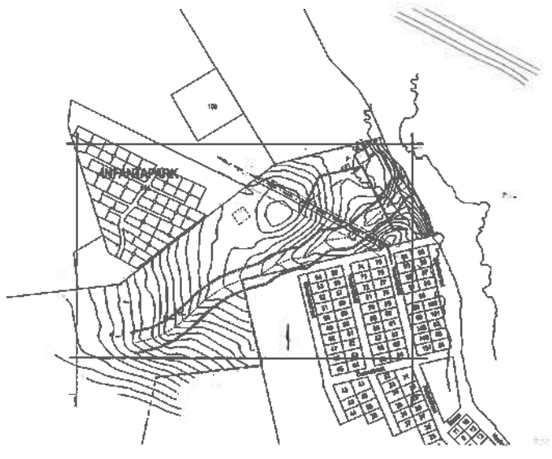
Defining the approach and entrance to the town



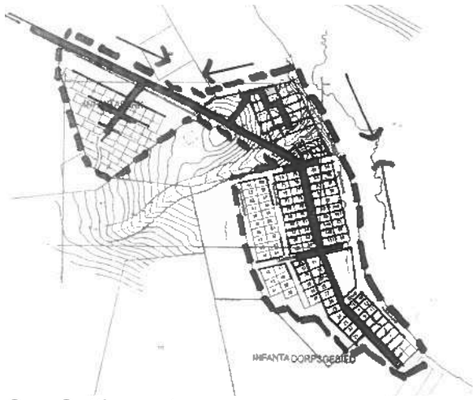
Protecting the existing water course



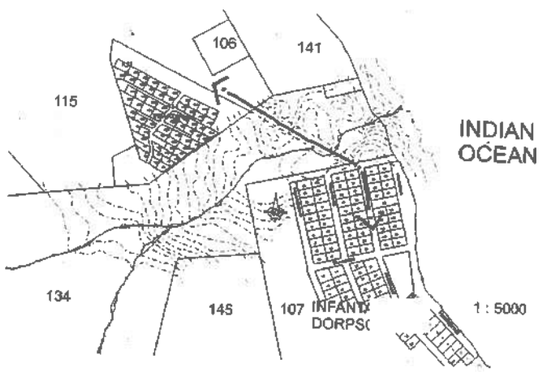
"Place making"
Creating one unified settlement by using the site as a link



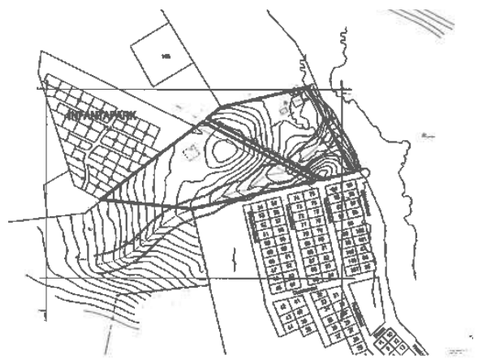
Movement across the site



One Settlement



Existing movement routes between the current settlements within the town



Sequence of place - making

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CLIENT:

ARCHITECT:

DESCRIPTION:	DATE:	REV:

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e-mail : dave@davesaunders.co.za

GOSZTOLA
ARCHITECTS

JOB NO: 5005

PROJECT:
Cape Infanta
New Housing Development
Portion of Erf 134
Situated at Cape Infanta

DESCRIPTION
Urban Design
Informants

SCALES: NTS

PURPOSE: Information

DRAWN:	CHECKED:
KH	IG

DATE CREATED: 2021/08/11

DATE PLOT: 2022/07/01

ISSUED: 2022/07/01

DWG NO: Diagram 10

REVISION:

PROPOSED REZONING AND SUBDIVISION

PORTION OF ERF 134 INFANTA

DIAGRAM 11

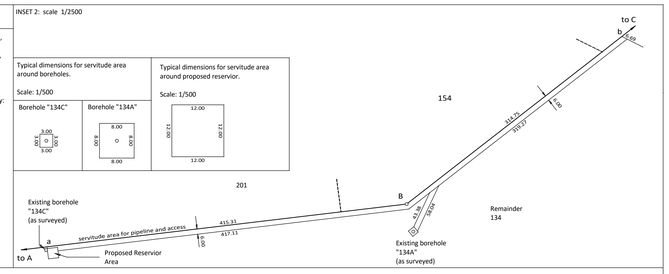
Proposed Plan of Subdivision

PROJECT: Servitude lines and areas for Proposed development

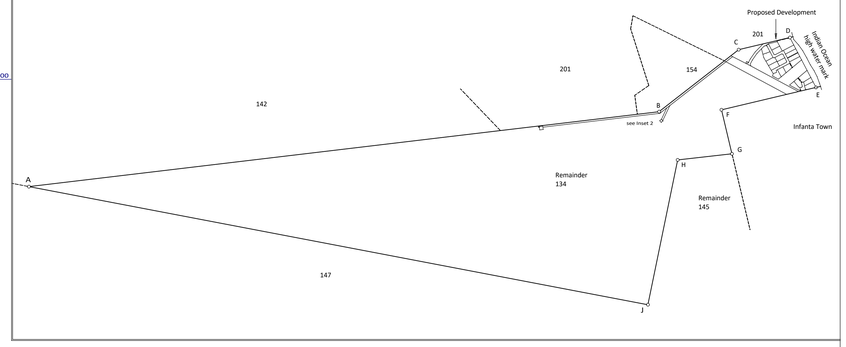
Proposed servitudes over Remainder of Erf 134 Infanta, namely,
1. a Pipeline and Right of Way Servitude along line aBb, 6,00m wide
2. 2 Servitude areas around the existing boreholes as indicated (64 m²)
3. a Servitude area for a proposed reservior (144 m²)
in terms of Section 15(2)(d) of Swellendam Municipality: Land Use Planning By-law, (2015).

Note:
The figure ABC d high water mark of the Indian Ocean e FGHJ represents the full extend of Erf 134 Infanta (see inset 1)

INSET 2: scale 1/2500



INSET 1: scale 1/7 500



LEGEND:

ZONING:		Area (ha)	%	Nr's:
Residential Zone I		1,3377	34,3917	1 - 21
Public Open Space		0,3439	8,8415	22
Private Open Space		0,0048	0,1234	25
Natural Environment Zone		1,0758	27,6584	23 & 24
Utility Zone		0,0037	0,0951	26
Transport Zone (1) - Priv. Roads		0,2903	7,4635	27 & 28
Transport Zone (2) - Prov. Roads		0,8334	21,4264	29
Total		3,8896	100,0000	29

Opmerkings: Remarks:

1. The figure Ab high water mark of the Indian Ocean cDEF represents the Subdivisional Area, a portion of Erf 134 Infanta, with an approximate extend of 3,8896 hectares.

IMPORTANT:
all measurements are approximate till final survey.

Nr. No.	Wysigings/Amendments	Datum Date
1	Amendments to layout	15/05/26
2	Amendments to layout	15/06/26
3	Amendments to layout	29/06/26

Kliënt: Client:
Mark De Agrella

BEKKER EN HOUTERMAN LANDMETERS/ BEKKER AND HOUTERMAN LAND SURVEYORS

Posbus/P.O. Box 132
Swellendam
6740

Tel.: 028 - 5142615

Faks/fax.: 028 - 5141873

epos/email: pieter@houterman.co.za

Projek: Project:
Portion of Erf 134 Infanta
Situated in the Swellendam Munisipaliteit and Administrative District Swellendam

Province : Western Cape

Beskrywing: Description:
LAYOUT PLAN

Skaal : 1 : 500 Scale:

Tekening Nommer: Drawing Number : SA36_app

Datum/Date:
Feb. 2025, May& June 2026

PROPOSED REZONING AND SUBDIVISION

PORTION OF ERF 134 INFANTA

DIAGRAM 12

Proposed Zoning Map

KEY

- Residential
- Public Open Space (Pedestrian Access)
- Public Open Space (Access For Public)
- Natural Environment
- Public Road (Transport Zone)
- Public Open Space (Access For Public)

Right of Way Servitude over a portion of Private Road to Erf 201 Infanta for Parking purposes

Servitude Right of Way 7,87m wide

Proposed disabled friendly walkway inside Public Open Space

Development Setback Line

Indian Ocean

See also insets for Servitudes and full extend of Erf 134 infanta

REMAINDER OF ERF 134

Infanta Township

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ARCHITECT:

DESCRIPTION:	DATE:	REV:

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e-mail : dave@davesaunders.co.za

GOSZTOLA ARCHITECTS

JOB NO: 5005

PROJECT: Luz de Lua
Light Of The Moon

ERF 134

Portion of Erf 134
Situated at Infanta

DESCRIPTION

PROPOSED ZONING

SCALES: 1:1000

PURPOSE: INFORMATION

DRAWN:	CHECKED:
TE	IG

ISSUED: 2026-09-14

DWG NO:	REVISION:
Diagram 12	00

PROPOSED REZONING AND SUBDIVISION

PORTION OF ERF 134 INFANTA

DIAGRAM 13

Proposed Landscape Plan

KEY

- Lime Stone Fynbos Conservation Area (No-go zone)
- Ecological Corridor
- Development Platform
  Local Indigenous Plant Species
- Local Indigenous Plant Species
- Pedestrian Access
- Existing Main Building (Disturbed)
  Surrounded by Cynodon dactylon and Pennisetum clandastinum

Right of Way Servitude over a portion of Private Road to Erf 201 Infanta for Parking purposes

Servitude Right of Way 7,87m wide

Proposed disabled friendly walkway inside Public Open Space

Development Setback Line

Indian Ocean

24
Natural Environment Zone
3 143 m²

23
Natural Environment Zone
3 472 m²

23
Natural Environment Zone
4 649 m²

26
Utility Zone
(refuse)

27
Private Road
Transport Zone

28
Private Road
Transport Zone

29
Public Road - MR268
Transport Zone
(to be transfered to
Western Cape Roads Department)

25
Private Open Space
(pedestrian access)
1m wide

1 232 m²

1 383 m²

236 m²

01 608 m² | 02 585 m² | 03 508 m² | 04 508 m² | 05 592 m² | 06 675 m² | 07 551 m² | 08 | 09 1582 m² | 10 595 m² | 11 583 m² | 12 579 m² | 13 716 m² | 14 571 m² | 15 547 m² | 16 502 m² | 17 590 m² | 18 567 m² | 19 907 m² | 20 525 m² | 21 630 m²

4,00m road
8,00m road
8,00m road (existing access)
8,00m road
8,00m road
8,00m road

Existing grave
Existing braai
Existing store
Existing Main House
Existing Water Reservoir
Existing Garage
Water hydrant

8m Landscaping strip
5m Road Reserve Line
5m Road Reserve Line
5m Road Reserve Line

2m Walkway
Drainage Line
20m
Public Open Space
(Access for Public)
2m servitude for sewer line
2m servitude for sewer line

See also insets for Servitudes and full extend of Erf 134 infanta

REMAINDER OF ERF 134

X: 3810100.000
X: 3810200.000

A B C D E F a b c

Infanta Township

0m 10 20 30 40 50 60 70 80 90 100
Bar Scale

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DESCRIPTION:	DATE:	REV:

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GOSZTOLA ARCHITECTS

JOB NO: 5005

PROJECT: Luz de Lua
Light Of The Moon

ERF 134

Portion of Erf 134
Situated at Infanta

DESCRIPTION
PROPOSED LANDSCAPE PLAN

SCALES: 1:1000

PURPOSE: INFORMATION

DRAWN:	CHECKED:
TE	IG

ISSUED: 2026-09-14

DWG NO:	REVISION:
Diagram 13	00

PROPOSED REZONING AND SUBDIVISION

PORTION OF ERF 134 INFANTA

DIAGRAM 14

Proposed Site Development Plan

KEY

- Erf Boundary Line
- Water Pipe Line
- 100m Coastal Hazard Line
- Development Setback Line
- Coastal Management Line
- 8m Landscape Strip
- 5m road reserve
- Water Hydrant
- Storm water catchpit and gabion mattress
- Lime Stone Fynbos Conservation Area (No-go zone)
- Ecological Corridor
- Servitude

Right of Way Servitude over a portion of Private Road to Erf 201 Infanta for Parking purposes

Servitude Right of Way 7,87m wide

Proposed disabled friendly walkway inside Public Open Space

Development Setback Line

Indian Ocean

See also insets for Servitudes and full extend of Erf 134 infanta

REMAINDER OF ERF 134

Infanta Township

24 Natural Environment Zone

23 Natural Environment Zone

26 Utility Zone (refuse)

29 Public Road - MR268 Transport Zone (to be transfered to Western Cape Roads Department)

27 Private Road Transport Zone

28 Private Road Transport Zone

25 Private Open Space (pedestrian access) 1m wide

Public Open space (Access for Public)

1 551 m²
2 675 m²
3 583 m²
4 508 m²
5 508 m²
6 608 m²
7 502 m²
8 547 m²
9 571 m²
10 715 m²
11 579 m²
12 583 m²
13 595 m²
14 1582 m²
15 84 m²
16 592 m²
17 500 m²
18 507 m²
19 907 m²
20 520 m²
21 630 m²

Existing graai
Existing grave
Existing store
Existing Main House
Existing Water Reservoir
Existing Garage
Water hydrant

4,00m road
8,00m road
8,00m road (existing access)
2m Walkway
Drainage Line
20m
stormwater servitude 2,00m
8m Landscaping strip
5m Road Reserve Line

A B C D E F a b c

X: 3810100.000
X: 3810200.000

0m 10 20 30 40 50 60 70 80 90 100
Bar Scale

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ARCHITECT:

DESCRIPTION:	DATE:	REV:

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GOSZTOLA ARCHITECTS

JOB NO: 5005

PROJECT: Luz de Lua
Light Of The Moon

ERF 134

Portion of Erf 134
Situated at Infanta

DESCRIPTION

Site Development Plan (SDP)

SCALES: 1:1000

PURPOSE:

DRAWN:	CHECKED:
TE	IG

ISSUED: 2026-07-08

DWG NO:	REVISION:
Diagram 01	07