

25 August 2021

Municipal Manager
Langeberg Municipality
Private Bag X 2
ASHTON
6715

For attention: Tracy Brunings

**FARM 262 & PORTION 2 SCHEEPERS HOOGTE NO 139 AND PORTION 24 LE CHASSEUR NO 88,
DISTRICT ROBERTSON: PROPOSED SUBDIVISIONS & CONSOLIDATIONS**

Application is made for the amendment of the above-mentioned application in terms of Section 52(1)(c) of the Langeberg Municipal Land Use Planning Bylaw 2015.

Background:

On request from the owner of Ptn 2/139, the original re-alignment application included a request for two separate accesses from DR1360.

This was approved by Western Cape Transport and Public Works on the basis that the new access will only be used for farming purposes.

During the public participation phase, Mr. Weichardt of Khanyisa Mountain Lodge has commented in writing that their main concern was the sharing of an access road, and mentioned the importance of control of their access gate.

In view of the discussions held with Mr Weichardt prior to lodging the application, it was the understanding that the concern was connected to the existing access controlled gate at DR1360 that was already resolved with the approval of a second access point, and that his comments were just a confirmation there-of.

The Municipality has, however, indicated that the concern also involves the partly shared internal access road and requested that this road should also be separated.

It was also requested that the access road to the Lodge be included within Portion B that will be consolidated with Ptn 2/139 to prevent the registration of a right-of-way servitude as requested in the original application.

In addition, the Municipality considered the possibility of changing Portion A to one portion with a wider access strip.

Proposed Amendments:

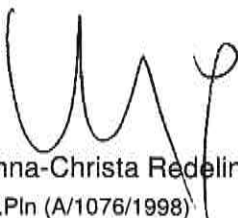
- The existing access road to Khanyisa Lodge has been included in Portion B;
- The new portion of access road along the north-eastern boundary of Farm 262 will be split into two to provide two parallel and separate accesses to Portion A and B respectively, each on its own property;
- The access strip between the two portions of "A" was widened from 25m to 40m wide.

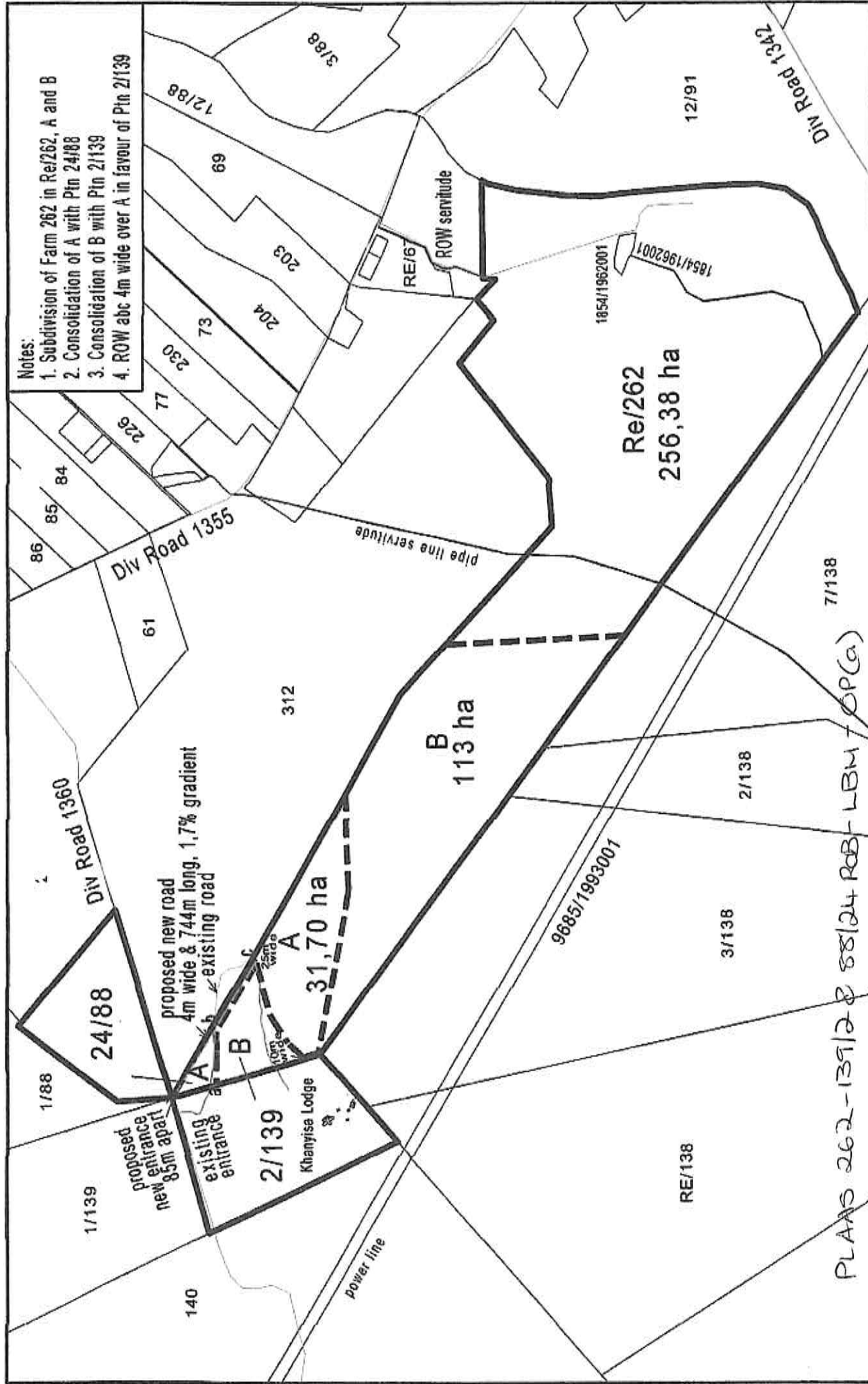
The sizes of proposed Portions A and B remains similar than the original application.

Reasons for amendments:

- It is agreed that the access road to the Lodge needs to be on the same land as the Lodge with no need for the registration of a right-of-way servitude.
- Consequently, due to the move of the subdivision line to the north of the internal access road, the size of small "A" has decreased and therefore the access strip between the two portions of "A" was widened to balance the sizes in the original application that have already been approved by the National Department of Agriculture. The wider strip is also a more functional connection between the two larger parts.
- The width of the access strip could not be made larger due to the steep gradient of the koppie to the Lodge where the new road needs to be constructed.
- The form and size of small "A" is more desirable than only an access way to be connected/consolidated (although at one point) to the adjacent Ptn 24/88. Although this land may not be arable due to the existence of conservation areas, the existing access road to the Lodge and difference in gradient will form a definite physical boundary between the two proposed farms.
- Small "A" can also provide the opportunity to build a primary house near DR1360 on non-cultivated land, as Portion 24/88 is fully cultivated.

Yours faithfully,

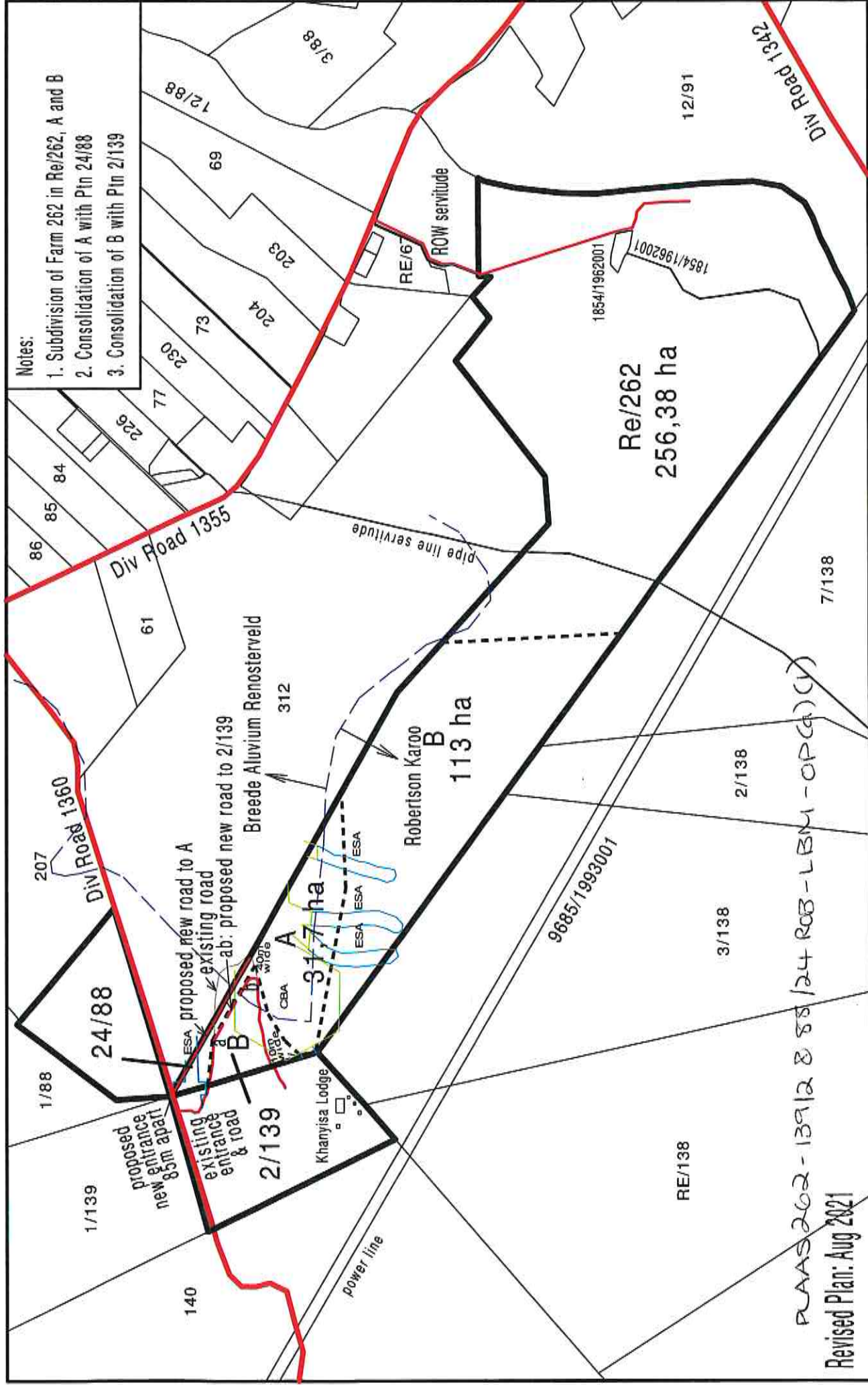

Anna-Christa Redelinghuys
Pr.Pln (A/1076/1998)



Notes:

1. Subdivision of Farm 262 in Re/262, A and B
2. Consolidation of A with Ptn 24/88
3. Consolidation of B with Ptn 2/139
4. ROW abc 4m wide over A in favour of Ptn 2/139

		<p>SUBDIVISION PLAN: FARM 262 & consolidations with Ptn 2/139 and Ptn 24/88, Robertson RD</p>
<p>PLAN No: F262Rob</p>	<p>SCALE 1:22 500</p>	<p>PLANS 262-139/2 & 88/24 ROB - LBM + OP(a)</p>



Notes:

1. Subdivision of Farm 262 in Re/262, A and B
2. Consolidation of A with Ptn 24/88
3. Consolidation of B with Ptn 2/139

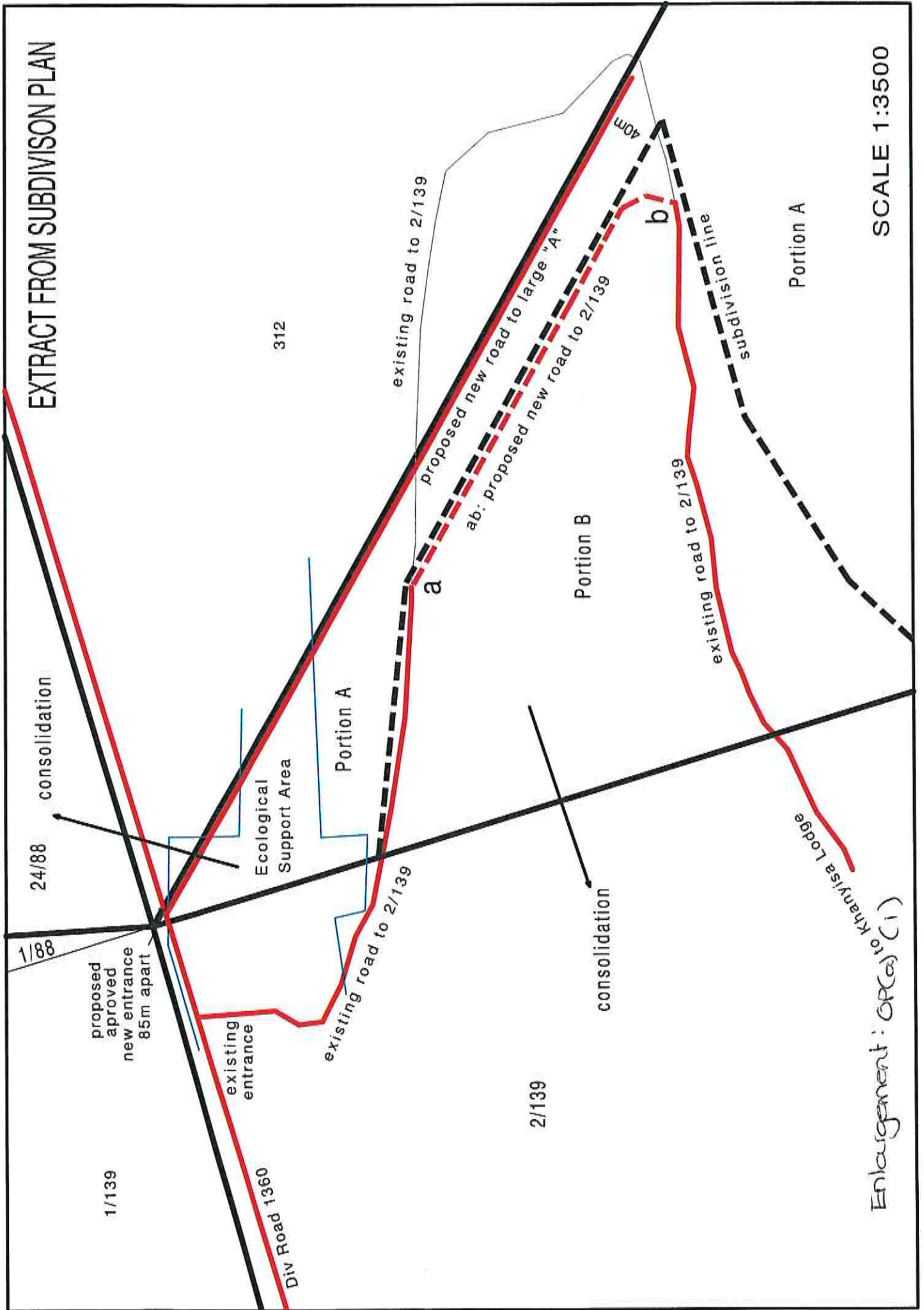
PLAAS 262-139/2 & 88/24 ROB-LBM-OPCA(U)
Revised Plan: Aug 2021

SUBDIVISION PLAN: FARM 262 & consolidations with Ptn 2/139 and Ptn 24/88, Robertson RD			UMSIZA PLANNING Town and Regional Planner
		PLAN No: F262Rob2	SCALE 1:22 500

EXTRACT FROM SUBDIVISION PLAN

Amended Plan

SCALE 1:3500



19th August 2020

To: The Manager: Town Planning

Proposed subdivision and consolidation: farm 262 & portion 2 of the farm Scheepers Hoogte no 139 & portion 24 of the farm Le Chasseur no 88 Robertson

Dear Sir/Madam

I refer to point 6, (page 5) of the proposal in favour of the abovementioned proposed subdivision and consolidation:

'The remainder of this access road (abc on Plan) falls on proposed Ptn A and a ROW servitude needs to be registered in favour of Ptn 2/139'.

Please may it be noted that our main concern in sharing an access road with future owners of proposed Ptn A is a matter of safety.

Currently we control our access gate, which is a very important safety and security measure for guests of Khanyisa Mountain Lodge.

Warm Regards,



Rolf Weichardt

For Provectus International/Khanyisa Mountain Lodge

Farm 2/139

Ph 082 870 9174

ANNEXURE C (2)

2. JOHAN ROUX FAMILIETRUST

18 Augustus 2020 /18th August 2020

Johan Roux Familietrust (Plaas 312, Robertson)

Posbus 308

ROBERTSON

6705

Voorgestelde onderverdeling en konsolidasie: Plaas 262 Scheepers Hoogte Nr 139 & Gedeelte 24 van Plaas Le Chasseur Nr 88, Robertson

Proposed subdivision and consolidation: Farm 262 & Portion 2 of the Farm Scheepers Hoogte No 139 & Portion 24 of the Farm Le Chasseur No 88, Robertson

Geagte Meneer/Dame,

Ek neem skriftelik kennis van die bogenoemde voorgestelde onderverdeling en konsolidasie en reageer graag skriftelik as volg as 'n aangrensende grondeienaar (Plaas 312):

In beginsel het ek nie beswaar teen die voorgestelde onderverdeling nie, mits my kommentaar in ag geneem word sonder enige afwykings.

Ek stel dus die volgende op skrif (na aanleiding van die 'Motivation Report' en ek haal aan):

Dear Sir/Madam

I hereby acknowledge receipt of the above-mentioned proposed sub-division and consolidation and hereby respond in writing as a neighbouring landowner (Farm 312):

In principle I do not object to the proposed sub-division, subject to my comments below not being deviated from.

I would like to state the following in writing (in response to the 'Motivation Report' (and I quote as follows):

"2.3 According to Section 38 (1) (a), the construction of a road over 300 m in length triggers the need for a notification-of-intent-to-develop application."

"6. DESIRABILITY OF APPLICATION & NEW ACCESS ROAD"

- "The owner of Ptn 24/88 wants to buy proposed Portion A to extend his current agricultural activities with possible cultivation, game farming or the building of a dam."

Kommentaar:

1. Ek sal graag meer inligting wil hê oor die 'notification-of-intent-to-develop application' van Gedeelte A (24/88)
2. Ek bevestig dat ek **nie ten gunste is van enige verdere ontwikkeling, hetsy wingerd of 'n dam, bokant my wingerd en olyfboorde op Gedeelte A (24/88) nie omdat dit moontlike verbrakking van my bestaande boerdery kan veroorsaak**

Ek staan dus enige voorgestelde ontwikkeling van Gedeelte A (24/88) soos op die kaart aangedui teen.

Comments:

1. I would like more information regarding 'the notification-of-intent-to-develop application' of Portion A (24/88)
2. I confirm that **I am not in favour of any proposed or future developments, be it vineyards or a dam, above my vineyards and olive grove on Portion A (24/88) as it may result in brackishness to my existing farming.**

I therefore object to any proposed development of Portion A 24/88 as indicated on the map.


Johan Roux Familietrust

29 Sept 2020

Municipal Manager
Langeberg Municipality
Private Bag X 2
ASHTON
6715

For attention: Tracy Brunings

**PROPOSED SUBDIVISION & CONSOLIDATIONS (and exemption): FARM 262 & PTN 2
SCHEEPERS HOOGE NO 139 & PTN 24 LE CHASSEUR NO 88, DISTRICT ROBERTSON**

The objections received per e-mail on 3 Sept 2020 on the above application refer.
Letters were received from:

- Rolf Weichardt; and
- Johan Roux Familietrust

Rolf Weichardt represents Ptn 2 Scheepershoogte No 139 and did not object to the application. His letter was written to emphasize the need for the two separate entrance gates, as proposed. This was supported by Road Network Management of the Western Cape Government (attached).

Johan Roux requested more information on the NID application. The NID application was submitted for the construction of a new road over 300m in length (attached). HWC's response was that no further action is required for the proposed subdivision and consolidation (attached).

Mr Roux also confirmed that he is not in favour of and object to any proposed or future developments on Ptn A as it *may* result in brackishness to his existing farming.

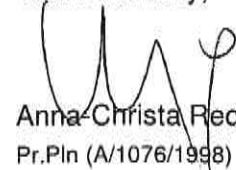
Ptn A consists of natural veld and any clearance of indigenous vegetation and/or cultivation of land will be subject to a Basic Assessment in terms of the National Environmental Management Act (NEMA) and the Conservation of Agricultural Resources ACT (CARA). The building of a dam may be subject to the National Water Act (NWA).

Specialised studies as part of these applications will determine the impacts of development on Ptn A and public input is a requirement during the Basic Assessment process.

The objection is therefore not relevant to this re-alignment application. No development can proceed without further required application/s that will determine the way forward.

For your consideration please.

Yours faithfully,



Anna-Christa Redelinghuys
Pr.Pl. (A/1076/1998)



**agriculture, land reform
& rural development**

Department:
Agriculture, Land Reform and Rural Development
REPUBLIC OF SOUTH AFRICA

Private Bag X120, Pretoria, 0001
Delpen Building, C/o Annie Botha & Union Street, Riviera, 0084

From: Directorate Land and Soil Management
Tel: 012-319-7634/7571/7580 Fax: 012-329-5938 LUAHelpdesk@dalrrd.gov.za
Enquiries: Helpdesk Ref: 2020_07_0064

Umsiza Planning
P.O. Box 649
ROBERTSON
6705

Attention: Anna Christa Redelinghuys

APPLICATION IN TERMS OF THE SUBDIVISION OF AGRICULTURAL LAND ACT 1970, (ACT 70 OF 1970): APPLICATION FOR UNCOUPLING, SUBDIVISION AND COUPLING OF FARM NO. 262, DIVISION ROBERTSON, WESTERN CAPE PROVINCE

Your e-mail dated 05 August 2020 refers.

With reference to the above-mentioned subject, the Department wishes to inform you that the application has been granted.

Consent No **55531**....., issued in terms of section 4 of the Act, is enclosed in duplicate.

To facilitate registration the conveyancer must lodge the signed copy of the consent with the Registrar of Deeds together with the documents for registration.

Yours faithfully

DR I. B. KGAKATSI
ACTING CHIEF DIRECTOR: NATURAL RESOURCES AND DISASTER MANAGEMENT
DELEGATE OF THE MINISTER
DATE: **11/12/2020**

CC: The Surveyor-General Private Bag X 9028 CAPE TOWN 8000
CC: Land Use and Soil Management P.O.Box 380 BELLVILLE 7535
CC: Mr Brandon Layman Landuse Management Department of Agriculture: Western Cape Private Bag x 1 ELSENBURG 7607



**agriculture, land reform
& rural development**

Department:
Agriculture, Land Reform and Rural Development
REPUBLIC OF SOUTH AFRICA

VERW/REF.

2020_07_0064

TOESTEMMING

*KRAGTENS DIE WET OP DIE ONDERVERDELING
VAN LANDBOUGGROND, 1970*

CONSENT

*IN TERMS OF THE SUBDIVISION OF
AGRICULTURAL LAND ACT, 1970*

55531

By virtue of the powers delegated to me by the Minister of Agriculture, Land Reform and Rural Development consent is hereby granted in terms of section 4(2) of the Subdivision of Agricultural Land Act, 1970, for the actions with the agricultural land described in paragraph 1, as indicated in paragraph 2, subject to the conditions set out in paragraph 3.

PARAGRAPH 1: THE AGRICULTURAL LAND TO WHICH THIS CONSENT APPLIES

- 1.1 FARM NO. 262, IN EXTENT 401,0811 HECTARES,
- 1.2 PORTION 24 (PORTION OF PORTION 1) OF THE FARM LE CHASSEUR NO 88, IN EXTENT 30,9545 HECTARES; AND
- 1.3 FARM NO 203, IN EXTENT 48,7526 HECTARES, DIVISION ROBERTSON, WESTERN CAPE PROVINCE

PARAGRAPH 2: CONSENT GRANTED

- 2.1 The waiving of the restrictive condition registered by virtue of Consent No. 15286 of 1988-11-21 against the relevant Title Deeds by which the properties mentioned in subparagraph 1.2 and 1.3 above may not be mortgaged separately, transferred separately or otherwise dealt with separately without the written consent of the Minister of Agriculture, Land Reform and Rural Development.
- 2.2 The subdivision of the agricultural land mentioned in subparagraph 1.1 above into three portions measuring approximately 256,38 hectares, 31,7 hectares and 113 hectares respectively represented by the figures marked Re/262, Ptn A and Ptn B as shown on sketch plan attached.

PARAGRAPH 3: CONDITIONS PERTAINING TO THIS CONSENT

- 3.1 Simultaneously with registration of transfer the portion measuring approximately 31,7 hectares (Ptn A) must be consolidated with Portion 24 (portion of Portion 1) of the farm Le Chasseur No 88, in extent 30,9545 hectares, Division Robertson, Western Cape Province.
- 3.2 Simultaneously with registration of transfer the portion measuring approximately 113 hectares (Ptn B) must be consolidated with Portion 2 of the farm Scheepers Hoogte No. 139, in extent 48,5479 hectares, Division Robertson, Western Cape Province.
- 3.3 Simultaneously with registration of transfer a condition must be registered against the relevant title deeds to the effect that the consolidated portion created in subparagraph 3.1 above and Farm No 203, in extent 48,7526 hectares, Division Robertson, Western Cape Province, may, except in the case of the expansion of existing mortgage bonds to include the incoming

DAFF/MB/2020/Farm No. 262

I.B

portion, not be mortgaged separately, transferred, alienated separately or otherwise dealt with separately without the written consent of the Minister of Agriculture, Land Reform and Rural Development.

- 3.4 The portions created in subparagraphs 2.2, 3.1 and 3.2 above, may only be used for agricultural purposes.
- 3.5 This consent does not imply that the above-mentioned subdivisions are assured of a permanent water supply.
- 3.6 This consent does not exempt the property from the provision of any other law and does not purport to interfere with the rights of any person who may have an interest in the agricultural land.
- 3.7 This consent is valid for 5 years from date of grant. Should it not be registered within the time frame, a new complete application must be lodged which will be considered on its own merits.

11/12/2020
DATE



DR I. B. KGAKATSI
ACTING CHIEF DIRECTOR: NATURAL
RESOURCES AND DISASTER MANAGEMENT
DELEGATE OF THE MINISTER



BREEDDE-GOURITZ

CATCHMENT MANAGEMENT AGENCY

51 Baring Street Worcester 6850, Private Bag X3055 Worcester 6850

Enquiries: S Lupa Tel: 023 346 8000 Fax: 023 347 2012 E-mail: slupa@bgcma.co.za

Your Ref: Our Ref: 4/10/1/H40F/Scheepers Hoogte 139/2, Robertson Date: 21/09/2020

Langeberg Municipality
Private Bag X2
ASHTON
6715
admin@breeland.gov.za/tbrunings@langeberg.gov.za

Attention: Tracy Brunings

COMMENTS: PROPOSED SUBDIVISION AND CONSOLIDATION: FARM 262 AND PORTION 2 OF THE FARM SCHEEPERS HOOGTE NO 139 AND PORTION 24 OF THE FARM LE CHASSEUR NO 88, ROBERTSON.

The Breedde-Gouritz Catchment Management Agency (BGCMA) has received the Application for the proposed subdivision and consolidation as indicated above on 23 July 2020.

BGCMA has gone through the application documents and it is noted that, water related issues in relation to the proposed subdivision and consolidation on the affected properties have been addressed adequately.

Therefore, BGCMA has no objections to the proposed developments and the application is supported.

General

- No water must be taken from a water resource for any purpose without authorisation from the National Water Act, 1998 (Act 36 of 1998).
- No waste or water containing waste may be disposed without authorisation from the National Water Act, 1998 (Act 36 of 1998) and National Environmental Management: Waste Act, 2008 (Act 59 of 2008).
- All relevant sections and regulations of the National Water Act, 1998 (Act 36 of 1998) regarding water use must be adhered to.
- No pollution of surface water or groundwater resources may occur.
- Stormwater management must be addressed in terms of flooding, erosion and pollution potential.
- No stormwater runoff from any premises containing waste, or water containing waste emanating from industrial activities and premises may be discharged into a water resource. Polluted stormwater must be contained.



REFERENCE: 16/9/6/1-04/154 (Job 26080)

ENQUIRIES: Ms GD Swanepoel

DATE: 11 September 2020

The Municipal Manager
Langeberg Municipality
Private Bag X2

ASHTON
6715

Attention: Mr JV Brand

Dear Sir

FARM 262, PORTION 2 OF THE FARM SCHEEPERS HOOGTE 139, PORTION 24 OF THE FARM LE CHASSEUR 88, ROBERTSON: DIVISIONAL ROAD 1360: PROPOSED SUBDIVISION AND CONSOLIDATION

1. Your letter dated 21 July 2020 refers.
2. The subject properties are located 21km west of Robertson and take access off Divisional Road 1360 at \pm km2.52.
3. This application is for the following:
 - 3.1 Subdivision as set out on the plan F262Rob;
 - 3.2 Consolidation as set out on the plan "RE/262, PTN 24/88 AND PTN 2/139" and
 - 3.3 Exemption of right of way over Portion A in favour of Portion 2 of Farm 139.
4. In addition, a new access is applied for off Divisional Road 1360 at \pm km2.44 LHS serve the consolidated Portion 24 of Farm 88.
5. The distance of the new access to the approved access of Portion 2 of Farm 139 is approximately 85m.
6. It is understood that the new access will only be used for farming purposes; it is on this basis that the Branch approves the new access and the owner must take cognisance of this fact.
7. The access is to be constructed as a camp access as per the attached standard.

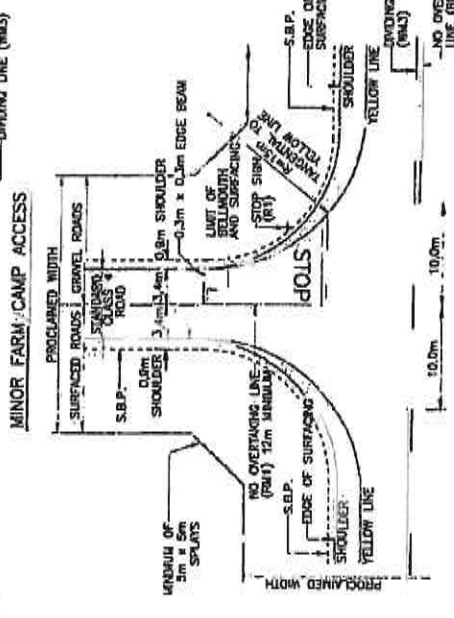
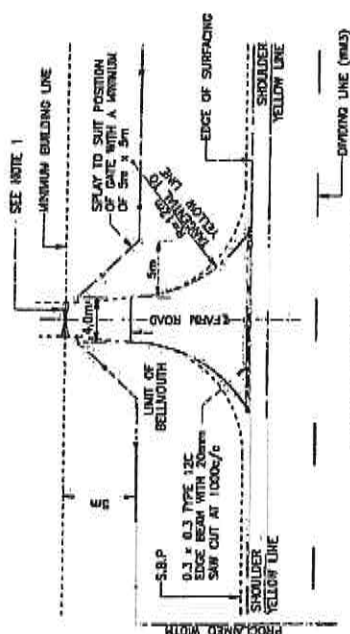
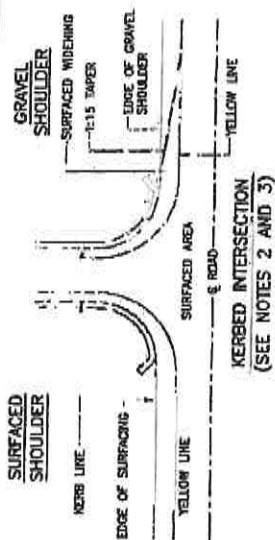
8. This Branch offers no objection to the application in terms of the Land Use Planning Act 3 of 2014.
9. In terms of Act 21 of 1940, this Branch approves the subdivision.

Yours faithfully

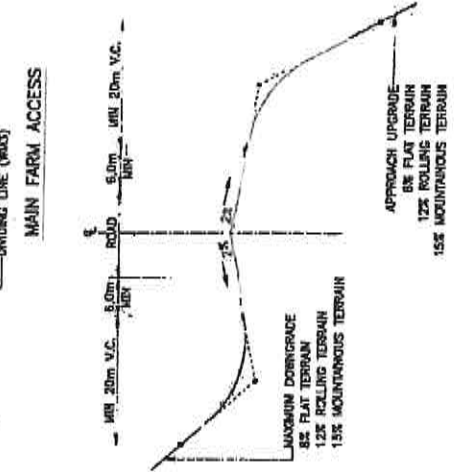
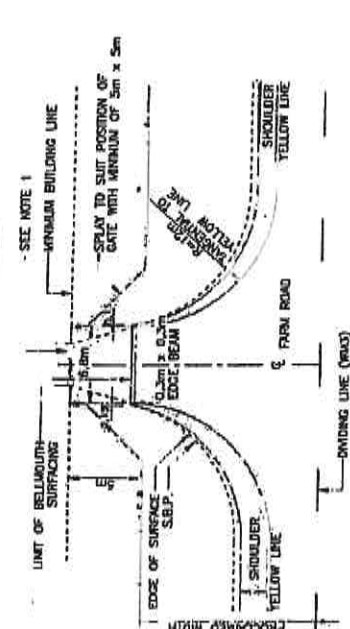
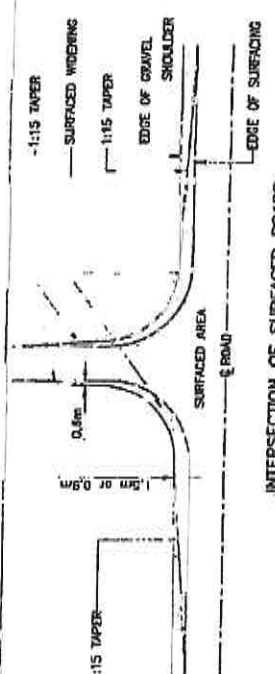


SW CARSTENS

For CHIEF DIRECTOR: ROAD NETWORK MANAGEMENT



THROUGH ROAD INTERSECTION WITH CLASS 4 ROAD OR PRIVATE ACCESS (>50 VPD)



DESIRABLE GRADE REQUIREMENTS

MAXIMUM ACCESS GRADES

- NOTES :
1. THE STANDARD GATE IS TO BE LOCATED AT END OF RAMP IN. FILL AND AT THE BUILDING LINE IN CUT. THE WIDTH OF THE GATE TO SUIT FARM EQUIPMENT.
 2. FOR ROADS WITH SURFACED SHOULDERS THE KERB LAYOUT MUST BE DESIGNED AND CONSTRUCTED SO THAT THE KERBS LINE UP WITH THE EDGE OF SURFACING.
 3. FOR ROADS WITH GRAVEL SHOULDERS THE KERB LAYOUT MUST BE DESIGNED AND CONSTRUCTED SO THAT THE KERBS LINE UP WITH THE OUTSIDE EDGE OF GRAVEL SHOULDER WITH A SURFACED TAPEL EXTENDING BEYOND THE KERB TO THE NORMAL CARRIAGEWAY SURFACED WIDTH.
 4. WHERE TWO ROADS INTERSECT THE NUMERICAL DIFFERENCE OF THE GRADIENTS (UP/DOWN) SHOULD NOT EXCEED 10% WITH A MAXIMUM SUP/ELEVATION OF 6% ON THE MAIN ROAD.
 5. MAXIMUM APPROACH GRADIENT TO BE 4% UP/DOWN AND 6% DOWN/DOWN.

DESIGN AND DRAWING	DATE	INDEX NO.	SCALE : MTS	WCS/11/2/C1
STANDARD PLANS	JUNE 2017	PLAN NO.	AC ORDINAL	SHEET 1 OF 1
DESIGN AND DRAWING	DATE	INDEX NO.	SCALE : MTS	WCS/11/2/C1
STANDARD PLANS	JUNE 2017	PLAN NO.	AC ORDINAL	SHEET 1 OF 1

Our Ref: HM/ LANGEBOER/ ROBERTSON/ FARM 262
Case No: 20032622SB0615E
Enquiries: Stephanie-Anne Barnardt
E-mail: stephanie.barnardt@westerncape.gov.za
Tel: 021 483 5959
Cell: 076 481 8392 (during the lock-down period)
Date: 14 July 2020

Goree Boerdery Pty Ltd
Farm 262
Robertson
annachris@mweb.co.za



RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP: FINAL
In terms of Section 38(2) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape
Provincial Gazette 6061, Notice 298 of 2003

NOTIFICATION OF INTENT TO DEVELOP: PROPOSED SUBDIVISION AND CONSOLIDATION ON FARM 262, ROBERTSON SUBMITTED IN TERMS OF SECTION 38(1) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

CASE NUMBER: 20032622SB0615E

The matter above has reference.

Heritage Western Cape is in receipt of your application for the above matter received on 30 June 2020. This matter was discussed at the Heritage Officers meeting held on 9 July 2020.

You are hereby notified that, since there is no reason to believe that the proposed subdivision and consolidation on farm 262, Robertson will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.

However, should any heritage resources, including evidence of graves and human burials, archaeological material and paleontological material be discovered during the execution of the activities above, all works must be stopped immediately and Heritage Western Cape must be notified without delay.

This letter does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.

HWC reserves the right to request additional information as required.

Should you have any further queries, please contact the official above and quote the case number.

Yours faithfully

p.p.

Dr. Mxolisi Dlamuka
Chief Executive Officer, Heritage Western Cape

www.westerncape.gov.za/cas

Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • **Postal Address:** P.O. Box 1665, Cape Town, 8000
• **Tel:** +27 (0)21 483 5959 • **E-mail:** ceoheritage@westerncape.gov.za

Straatadres: Protea Assuransie-gebou, Groentemarkplein, Kaapstad, 8000 • **Posadres:** Posbus 1665, Kaapstad, 8000
• **Tel:** +27 (0)21 483 5959 • **E-pos:** ceoheritage@westerncape.gov.za

Idilesi yendawo: kumgangatho 3, kwisakhiwo iprotea Assurance, Greenmarket Square, eKapa, 8000 • **Idilesi yeposi:** Inombolo yebhokisi yeposi 1665, eKapa, 8000 • **Inombolo zomnxeba:** +27 (0)21 483 5959 • **Idilesi ye-lmeyile:** ceoheritage@westerncape.gov.za

OUR REFERENCE : 20/9/2//5/5/175
YOUR REFERENCE : -
ENQUIRIES : Cor van der Walt

Langeberg Municipality
Private Bag X2
ASHTON
6715

Att: T Brunings

PROPOSED SUBDIVISION AND CONSOLIDATION: DIVISION ROBERTSON
FARM NO 262
PORTION 2 OF THE FARM SCHEEPERS HOOGTE NO 139
PORTION 24 OF THE FARM LA CHASSEUR NO 88

Your request to review the application dated 18 June 2021 has reference.

The Western Cape Department of Agriculture herewith withdraw its previous comment of support dated 2020-11-13 (attached).

In principle the subdivision of RE/262 is possible but the proposed portions A & B are not supported in its current format.

Discussion

The creation of portion A (31 ha) is considered impractical due to i) the linkage across the road, ii) that fact that it is a CBA which will restrict/limit developments as proposed in the application and iii) viability is questioned.

Portion B is also considered impractical due to the fragmented configuration with associated access.

Please note:

- That this is comment to the relevant deciding authorities in terms of the Subdivision of Agricultural Land Act 70 of 1970.
- Kindly quote the above-mentioned reference number in any future correspondence in respect of the application.
- The Department reserves the right to revise initial comments and request further information based on the information received.

Yours sincerely



Mr. CJ van der Walt

LANDUSE MANAGER: LANDUSE MANAGEMENT

2021-07-02

Copies:

Directorate Land Use and Sustainable Resource Management
National Department of Agriculture
Private Bag X 120
PRETORIA
0001

Umsiza Planning
PO Box 459
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6730

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website www.capenature.co.za
enquiries Rhett Smart
telephone 087 087 866 8017
email rsmart@capenature.co.za
reference LS14/2/6/1/9/1/88-24,139-2&262_subdiv&cons_Robertson
date 13 September 2021

Langeberg Municipality
Private Bag X2
Ashton
6715

Attention: Tracy Brunings
By email: admin@breeland.gov.za

Dear Ms Brunings

Application for Subdivision and Consolidation of Farm 262, Portion 2 of Farm Scheepers Rust 139 and Portion 24 of Farm Le Chasseur 88, Robertson

CapeNature would like to thank you for the opportunity to comment on the application and would like to make the following comments. Please note that our comments only pertain to the biodiversity related impacts and not to the overall desirability of the application.

According to the Western Cape Biodiversity Spatial Plan, the largest farm portion, Farm 262, consists mainly of Other Natural Area (ONA) with No Natural in the south eastern section and a patch of Critical Biodiversity Area (CBA) in the north western section. 2/139 is mainly ONA and 24/88 is No Natural. Ecological Support Area (ESA) occurs along the drainage lines throughout. The vegetation type present is mainly Robertson Karoo (Least Concern, 2018 NBA) with Breede Alluvium Renosterveld (Endangered, 2018 NBA) in the northern CBA patch and along the southern eastern boundary where it has been transformed.

The proposal is to subdivide two sections of Farm 262 and consolidate a section with each of the other two farm portions. 2/139 currently supports a lodge and the steeper natural sections are proposed to be joined with this portion. 24/88 currently supports cultivated lands and the proposal is to consolidate the less steep sections of the subdivision area of 262, referred to as Portion A, with this portion. Portion A however encompasses the patch of CBA referred to above and hence is the most sensitive part of the site. There are currently no buildings on 24/88 therefore there will be additional primary rights for buildings on this site.

The planning motivation report indicates that the options being investigated for Portion A are dam construction, cultivation and game farming. Dam construction and cultivation would result in the loss of CBA habitat and therefore would not be supported. Portion A will be very small for the purposes of game farming and is unlikely to be a viable option. Only intensive game farming could be practised which would also result in the loss of natural habitat.

The Western Cape Nature Conservation Board trading as **CapeNature**

Board Members: Prof Denver Hendricks (Chairperson), Prof Gavin Maneveldt (Vice Chairperson), Ms Marguerite Loubser, Mr Mervyn Burton, Dr Colin Johnson, Prof Aubrey Redlinghuis, Mr Paul Slack

Although a botanical assessment has been provided for the neighbouring property indicating that the areas mapped as Breede Alluvium Renosterveld are actually Robertson Karoo, the higher threat status of the former cannot be attributed as the only reason for this area to be mapped as CBA.

CapeNature therefore objects to the application as currently proposed, in particular the subdivision of Portion A and consolidation with 24/88, as this will result in potentially significant impacts on the CBA habitat on Portion A. We would however not object to the consolidation of both Portions A and B with 2/139, as there are already primary rights that have been exercised and a large area of non-CBA habitat would be present. Preservation of the natural habitat on site could be compatible with the current land use, provided this is the intention of the landowner.

CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Rhett Smart', with a horizontal line underneath.

Rhett Smart

For: Manager (Landscape Conservation Intelligence)