

D

Le Brun Geomatics
Professional land surveyor

STANLEY GORDON LE BRUN
B.Sc (Survey), PR.L (SA)

Postal Address: P O Box 627
Montagu.
6720

Street Address: Toddle Inn
Pietersfontein Road
Montagu
6720

Cell: 083 – 7004572

E-Mail: stan@lebrun.co.za

Our Reference: LG 70

Your Reference: 15/4/14/2

24th April 2024

email

Langeberg Municipality
Private Bag X2
Ashton
6715

Dear Amber

Proposed Subdivision and Consolidation of :-

- 1/. Portion 3 (a portion of Portion 2) of the farm Bosjesman's Pad No. 173**
 - 2/. Portion 4 (a portion of Portion 2) of the farm Bosjesman's Pad No. 173**
 - 3/. Portion 16 of the farm Bosjesman's Pad No. 173**
- Administrative District of Swellendam**

Further to the above and your email dated 17th April 2024 refers:-

The National Department of Agriculture is the deciding authority for the Subdivision of Agricultural Land Act (Act 70 of 1970) and the Western Cape Department of Agriculture: Land Use Management is a commenting authority in terms of the Act.

In their reply to the above application dated 17th April 2023, "The Western Cape Department of Agriculture: Land Use management does not support the subdivision and consolidation as the **Remainders of Portion 4 and 16 is not considered viable units**. Please Note: That this is comment to the relevant deciding authorities in terms of the Subdivision of Agricultural Land Act 70 of 1970" (copy attached)

The National Department of Agriculture approved the subdivision in terms of Act 70 of 1970 – Consent No.57431 dated 20th June 2023.

When querying the viability of the new farm portions with their consent uses, the email reply quoted "The remainders 4 & 16 do not meet the minimum norms for subdivision according to our norms. The consent uses for tourism related activities is not considered motivation for agricultural subdivision"

The National department overruled this non-support when issuing their **Consent No. 57431** but this same letter was sent to the Langeberg Municipality on the 18th March 2024 in response our application in terms of Section 15 of the Langeberg Municipal Land Use Planning Bylaw PN 264/2015, 30th July 2015 and is deemed to be an objection to this application.

In terms of the Langeberg Integrated Zoning Scheme, 2018 (LIZS), these properties are all zoned Agriculture Zone 1 (AZ1) by definition "The object of this Zone is to promote and protect Agriculture on farms as an important economic, environmental and cultural resource. Provision is made for non-agricultural uses to provide rural communities with the opportunity to increase the economic potential of their properties provided these uses do not present a significant negative impact on the primary agricultural resource."

The valley that these properties falls in relies totally on rainfall for irrigation water and does not have a constant supply of water from i.e. Cogmanskloof Irrigation Scheme to the west and the Breede River to the South and until last year had suffered from years of drought – the viability of all the farms in this valley is constrained by the lack of sufficient irrigation water and subsequently had to turn to Agri-tourism to survive.

These consent uses - Guest Cottage, Winery, Tourist Facility, Camping Site and Farm Shop were then created to bolster the income of the farms, as without these consents the farms **were not viable before** the subdivision and consolidation was applied for.

The Langeberg Municipality's Spatial Development Framework recommends the development of tourism related facilities within its rural area:-

- Agri-tourism should be promoted where such activities are not detrimental to the primary agricultural activities and the general environment and where such activities make a sustainable contribution to agricultural activities.
- Promote environmentally sustainable tourism in the municipal area.
- Tourism plays an important role in the development of the region.
- Innovative and sustainable tourism development in the Langeberg Municipal Area could provide significant employment opportunities.
- Eco-tourism and agri-tourism are recognised as a way of supplementing the income of farmers
- Incorporate the role of agriculture in terms of eco-tourism, agri-tourism and value adding opportunities as an integral part of the Tourism Development strategy for the municipal area.
-

There is no debate regarding the viability of the **proposed consolidated Portion 3**, although it is very speculative by Elsberg to infer that this Portion could be re-subdivided into three portions – Firstly you would need approval from the Authorities to subdivide and secondly it is a successful Wine Estate and with the additional land, water and overseas investment there is no desire to fragment the **Bushmanspad Estate**.

Remainder of Portion 4 (+-168ha) is allocated 1ha of mountain water for irrigation and has presently between 50 to 100 sheep producing an income in excess of R100 000.00 per annum.

Due the very busy R60 (tourist route) being the north eastern boundary of the property and a popular tourist route allowed for the Consent use approval for a farm stall and tourist facility "**Bonfrutti**" with an annual turnover of R1.5 million.

Selling off the less profitable vineyards and stone fruit trees to the wine estate makes economic sense in terms of scale of operation and also enables the owner to concentrate on overseeing Bonfrutti and the sheep.

Remainder of Portion 16 (+-169ha) is allocated 10ha of mountain water for irrigation -5ha annually planted to onion or carrot seed and also 150 sheep with a turnover of R2,5 million and R300 000.00 respectively.

Also with its locality at the foot of the Langeberg mountains has led to the establishment with Consent use of five (5) guest cottages, an undeveloped tourist facility and a camp site, with an annual turnover of R800 000.00

Concluding, to judge this subdivision and consolidation (the viability of the farm portions) only on their agricultural use and not to take into consideration the consent uses, is going against all the planning principals and the income produced.

Given the Western Cape's unique rural communities and landscapes, tourism offers exciting prospects to diversify and strengthen the rural economy. Accordingly, the provincial approach is to facilitate the provision of a variety of holiday accommodation across the rural landscape that is in keeping with the local character.

The proposed subdivision and consolidation is compatible with the Langeberg Municipality Spatial Development Framework, the Provincial Government of the Western Cape Spatial Development Framework and the Western Cape Land Use Planning Guideline Rural area, 2019 and will have a positive impact on the marketing of the area as a tourism destination and the local economy, also increasing the possibilities of additional job opportunities, an important factor to consider with our very high percentage of un-employment.

Based on the above reply and the original report I hope the Langeberg Municipality resolves to overrule the objection and approve the application.

Yours faithfully
Le Brun Geomatics



Per **S. G. LE BRUN**