

LAND USE PLANNING ASSESSMENT REPORT FOR LANGEBERG MUNICIPAL PLANNING TRIBUNAL
(In terms of Sections 56, 65 & 66 of the Langeberg Land Use Planning Bylaw PN 264/2015, 30 July 2015)

FARM NORMANDY NO. 202, ROBERTSON: CONSENT FOR A GUEST LODGE AND WELLNESS CENTRE

Reference number	15/4/12/5	Application submission date	15 March 2024	Date report finalised	22 November 2024
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PART A: AUTHOR DETAILS

First name(s) & Surname	Amber De Wet
Job title	Town Planner
SACPLAN registration number	

PART B: PROPERTY DETAILS

Property description (in accordance with Title Deed)	Farm Normandy No. 202, Robertson Rd				
Physical address	Farm Normandy No. 202 on the R317, Litchfield Stud	Town	Robertson		
Current zoning	Agricultural Zone I	Extent (m ² /ha)	22,3031 ha.	Are there existing buildings on the property?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N
Applicable zoning scheme	Langeberg Integrated Zoning Scheme, 2018				
Current land use	Double storey dwelling house with swimming pool, store, office, garage, 7 workers houses, two large stables, two small stables, dam and grazing.	Title Deed number & date	T 50404/1998		
Any restrictive title conditions applicable	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	If Yes, list condition number(s)			
Any third party conditions applicable?	<input checked="" type="checkbox"/> Y <input type="checkbox"/> N	If Yes, specify	2678m ² servitude area (workers houses) in favour of Ptns 26, 37 and 57 of farm Goedemoed no. 128, Robertson Rd		
Any unauthorised land use/building work	<input type="checkbox"/> Y <input checked="" type="checkbox"/> N	If Yes, explain			

PART C: APPLICATION DESCRIPTION

- Application is made for the following:
- Consent for Guest Lodge of 20 rooms (40 guests) in the existing dwelling house and within the two unused horse stables.
 - Consent for a Wellness Centre which includes a treatment room in an unused small stable (±50m²), yoga room (±60m²) next to guest rooms in stable and a swimming pool.

PART D: BACKGROUND & SUMMARY OF APPLICANTS MOTIVATION

The applicant motivates that the farm is located 10km from Robertson and gets access from road R317/Main Road 287 between Robertson and Bonnievale. The farm Normandy No 202 is only 22,3 ha in extent and also motivates that the farm is not a sustainable farm according to the Western Cape Department of Agricultural' standards.

The horse stables found on the farm are not in use, and therefore the owner would like to optimize the existing infrastructure and add value to contribute to the sustainability of the farm. The existing farmhouse (2 guest rooms) fits into the character of the area, with charm and character and ideal for and attractive as a guest lodge in this scenic area, which in turn will attract tourist to Ashton.

The largest of the empty stables that is located near the house will be able to accommodate 12 unique guest rooms. The smaller stable will accommodate 6 guest rooms. Additionally, a treatment room will be operated in a small existing stable, to add to the attraction of the facility. Lastly, a yoga room will be added to the farm and will measure ±60m² for the use of the guests.

The applicant motivates that the proposal is located on the scenic R317, which will attract much needed tourists, and add value to the tourism route in the area. The proposed uses are not visible from the R317, and therefore there is no impact on the agricultural character of the farm. No additional roads will be added, and all engineering services are existing. Existing buildings will be used for the proposed development, which will ensure that the proposed development remains within the footprint. Sufficient parking is available on the property.

PART E: SUMMARY OF PUBLIC PARTICIPATION

Public participation required in terms of Sections 45- 49 of the By-law?				Y	N
Where participation is required, state method of advertising	Press	Notices	Ward Councillor	Other	

PART F: SUMMARY OF COMMENTS RECEIVED DURING PUBLIC PARTICIPATION

The application was advertised in the normal manner on 25 April 2024 and letters were sent to the surrounding property owners on 30 April 2024. No objections were received from neighbours or the public.

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

Name	Date received	Summary of comments	Recommendation		
			Positive	Negative	Comment
Manager: Civil Engineering Services	18/04/2024	No objection subject to standard conditions.	Positive	Negative	Comment
Manager: Electrical Engineering Services	19/04/2024	No objection. If additional capacity is required, the application should apply to the Electrical Department and bulk services contributions will be applicable. Availability of capacity cannot be guaranteed. Confirmation was provided by Mr Gerald Jooste from Molta (Engineering Services),	Positive	Negative	Comment

		that there is 200kVA total capacity on the subject property.			
Cape Winelands District Municipality: Health	09/05/2024	No objection subject to specific conditions.	Positive	Negative	Comment
Department of Environmental Affairs and Development Planning (Land Use)	06/05/2024	No objection. The Department supports and encourages a range of land uses and activities on agricultural land to support rural tourism and provide diversified income to landowners. The Guideline further advocates that tourist accommodation should ideally be located within existing buildings and within or peripheral to the farmstead.	Positive	Negative	Comment
BOCMA	12/06/2024	No objection subject to specific conditions.	Positive	Negative	Comment
Cape Nature	13/06/2024	No objection to the proposal. As the proposal will be located within the existing buildings, surrounded by extensive cultivated lands, it will not result in any impact on natural habitat. The proposed sewage provision will be through serviced conservancy tanks and there is existing infrastructure for water and electricity. Services will therefore have minimal impact.	Positive	Negative	Comment
Department of Environmental Affairs and Development Planning (Environmental)	18/06/2024	The proposed development will not trigger any listed activities; therefore, Environmental Authorisation will not be required.	Positive	Negative	Comment
Provincial Department of Agriculture (Elsenburg)	19/06/2024	Objection (attached as Annexure D) The Department does not support the use of Agricultural water for the purposes other than agricultural activities. The scale of the development must be subservient to the limitations for guest	Positive	Negative	Comment

	<p>lodges within the Western Cape Guidelines for Rural Area, 2019.</p> <p>The Department does not support the loss of stables for purposes other than agriculture.</p> <p>The Department has no objection to the conversion of the existing dwelling house for guest accommodation.</p> <p>Applicants' response to the objection:</p> <p>The property, also known as Litchfield Stud, was purchased for the operation of a horse farm, combined with a place for our families, friends and businesses.</p> <p>The key elements for the breeding of thoroughbred racehorses are a strong heart, strong lung capacity and good bones, therefore the horses live in paddocks, and not in stables. They are outside 24/7 to live and develop as naturally as possible. This the reason why the stables are not in use and have also not been used for the past 12 years. As a result, the stables have started to decay and rot.</p> <p>We will keep one stallion barn as a back-up for horse treatment, and plan to build a wooden shed in the fields as a shelter in the future.</p> <p>Therefore, instead of having the stables demolished, we would make better use of them by converting them into a living space.</p> <p>It makes economic sense to convert all the stables into guest-spaces. It allows us to create 18 rooms and convert the space into a tourist attraction instead of leaving it to decay.</p> <p>We intend to use the rooms for our family, friends, as a seminar location for our companies and as a guest lodge for horse breeder who visit the studs in the</p>			
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		Robertson Valley. The Valley is the home of 1500 thoroughbred horses that attract man South African and International customers. The additional use of the farm as a guest lodge will also create more job opportunities in the area.			
Department of Infrastructure	-	No comment received	Positive	Negative	Comment
Ward Councilor	-	No comment received	Positive	Negative	Comment

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

Criteria for Assessing the Land Use Application:

In terms of Section 65 of the Langeberg Land Use Planning Bylaw, PN 264/2015, of 30 July 2015 a land use application is required to be assessed in terms of the following:

Desirability of the proposed use (with reference to Province's "Relevant Considerations Guideline").

- Compliance with relevant plans (IDP, SDF, PSDF): The proposal must be consistent with the forward planning vision for the application area. Only in exceptional circumstances should deviation from these policies and/or plans be considered.
- Compliance with relevant policies and principles.
- Compliance with the principles referred to in Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014): In terms of section 49 of LUPA consideration must be given to applicable spatial development frameworks and structure plans, and the desirability of the proposal must be determined. In addition, the proposal must be consistent with the land use planning principles referred to section 59 (spatial justice, spatial sustainability, efficiency, and good administration).
- Compliance with the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013): The proposal must be consistent with the principles of spatial justice, spatial sustainability, efficiency, spatial resilience, and good administration. Public interest, constitutional transformation imperatives, facts and circumstances of the application, rights, and obligations of those affected, impact on engineering services/social infrastructure/open space requirements, *inter alia*, must be considered.

In terms of the Promotion of Administrative Justice Act No 3 of 2000, administrative procedures followed, and decisions taken must be fair, sound, and consistent, and must be in accordance with Section 33 of the Constitution, namely:

- Everyone has the right to administrative action that is lawful, reasonable, and fair.
- Everyone whose rights have been affected by administrative action has the right to be given written reasons for decisions.

Assessment of Land Use application:

The application site is zoned Agricultural Zone I in terms of the Langeberg Integrated Zoning Scheme (LIZS), 2018.

In terms of this zone, a Dwelling House and a farm manager's house are primary rights. A Guest Lodge and Wellness Centre are consent uses in the Agricultural zone I.

The definition of a Guest Lodge includes "no more than 20 rooms per land unit may be used for bedroom accommodation for paying guests or long-term lodgers, and no more than 40 paying guests or long-term lodgers may be supplied with lodging or meals at any time". The proposed guest lodge is in line with the maximum permitted size for a Guest Lodge in terms of the Zoning Scheme. Nonetheless, 20 guest rooms on a 22ha farm is a relatively large scale. However, given that the proposed Guest Lodge will be restricted to the existing buildings only, will minimize the impact and considered to be an appropriate scale relative to the size of the farm. The cultivated land will remain as is and not be affected by the proposed Guest Lodge.

The definition of a Wellness Centre includes "a business that provides a variety of services for the purpose of improving health, beauty and relaxation through personal care treatments including massages, rehabilitation, exercise programmes, diet, instruction on wellness, life coaching, and facials. The proposed Wellness Centre is in line with the Zoning Scheme, the proposed treatment room will be located within an unused stable measuring $\pm 50\text{m}^2$, with an additional yoga room next to the guest rooms within the stable as well as a new swimming pool. In terms of the Langeberg Integrated Zoning Scheme (LIZS), 2018, the proposed development meets the development parameters of a Guest Lodge as well as the development parameters of a Wellness Centre.

The overall development proposal for the Guest Lodge and Wellness Centre is in line with the aims of the Provincial SDF, the Langeberg SDF and the WC Land Use Planning Guidelines: Rural Areas, 2019:

- The Western Cape Provincial SDF (March 2014) identifies the comparative advantage of the different districts as well as identifying a number of Spatial Policies. The proposed development is consistent with Langeberg's identified comparative advantage in the agricultural and tourism sectors and is consistent with the policies to "diversify and strengthen the rural economy", and "grow the Western Cape economy in partnership with the private sector and other organisations".
- The need to supplement or diversify the economic base to other income sources is acknowledged and encouraged, provided the development contributes towards the sustainability of the farming unit, which will be achieved in this instance.
- The development utilises existing buildings, and proposed one new structure and is thus not visually intrusive and does not adversely impact on agricultural land.

The objection received by the Provincial Department of Agriculture (Eisenburg) states that, "The Department does not support the use of Agricultural water for the purposes other than agricultural activities", the property supplies 184 880m³ water per year, and would only need 24 880m³ per year, it can be argued that the proposed usage for the Guest Lodge and Wellness Centre will be well within the capacity of the farm to accommodate both agricultural activities as well as tourist activities. The Department further objects that, "the scale of the development must be subservient to the limitations for guest lodges within the Western Cape Guidelines for Rural Area, 2019.

It can be argued that according to the objectives of the Western Cape Guidelines for Rural Area, 2019, tourism accommodation should offer more people access to unique tourism and recreational resources in sought-after natural areas, where it would not otherwise be possible. Additionally, the tourist accommodation should contribute towards the sustainability and well-being of the relevant areas where tourist accommodation is considered. Furthermore, tourist accommodation should preferably make use of existing buildings, and these should take the natural and heritage significance of the site into consideration.

Therefore, the proposed development is in line with the objectives of the Western Cape Guidelines for Rural Area, 2019 and can be seen as a positive investment in the area, which is needed to promote agri-tourism in Ashton. Lastly, the Department objects to the loss of stables for purposes other than agriculture, the applicant motivates that the stables have not been in use for more than 12 years, and therefore by converting the stables into a Guest Lodge and Wellness centre will contribute positively to agri-tourism in the area and diversify income on the property.

The DEA&DP (Development Management) has no objection from a provincial land use perspective, and notes that the Department "supports and encourages a range of land uses and activities on agricultural land to support rural tourism and provide diversified income to landowners and that the Guideline further advocates that tourist accommodation should ideally be located within existing buildings and within or peripheral to the farmstead".

The Department of Transport has not provided comment, a condition of approval has been included that the applicant must adhere to any requirement regarding the access and roads on the property.

There are no conditions of title which restrict the proposed development. No additional cadastral entities are being created and no levies are payable.

PART I: ADDITIONAL PLANNING EVALUATION FOR REMOVAL OF RESTRICTIONS

Not applicable.

PART J: RECOMMENDATION

That the application for consent for a Guest Lodge and Wellness Centre on the Farm Normandy No. 202, Robertson as shown on the plan marked NORMANDY 202 -LBM-TP (November 2024) be approved in terms of Sections 60 and 66 of the Langeberg Land Use Planning Bylaw, PN 264/2015, of 30 July 2015 subject to the following conditions:

Conditions of Approval:

1. The development and use of the property and buildings must be substantially in accordance with the plan marked NORMANDY 202 -LBM-TP (November 2024), and subject to the following specific requirements:
 - 1.1. The scale of the development is limited to the footprint on the plan marked NORMANDY 202 -LBM-TP (November 2024),
 - 1.2. The development parameters for guest lodge and wellness centre, as set out in the Langeberg Integrated Zoning Scheme are applicable.
 - 1.3. Parking must be provided in compliance with the Zoning Scheme requirements. At least one disabled bay and a suitable loading / off-loading area must be provided. The parking / loading area must be as compact and unobtrusive as possible and must not encroach onto agriculturally productive or environmentally sensitive land.
2. Building plans, and a Site Development Plan (SDP), conforming to the National Building Regulations (Act No. 103 of 1977), must be submitted to the Langeberg Municipality for approval.
3. Water supply, wastewater disposal, sewage disposal and refuse disposal services must be provided by the owner. Such services must be provided in accordance with the requirements of the Langeberg Municipality, Cape Winelands District Municipality's Environmental Health Department and the Department of Water Affairs (BOCMA), including the following specific requirements:

- 3.1. Drinking water for all approved land uses must be to the standard of SANS 241 specifications. Regular monitoring of water quality must be done by the owner to ensure that it complies with this standard and results submitted to CWDM and the Langeberg Municipality: Civil Engineering Department
- 3.2. A suitable and effective sewage disposal system must be provided for all wastewater: Plans and details of the provision for sewage disposal must be submitted for the Municipality's approval. Where conservancy tanks are used, approval must be obtained from the Langeberg Municipality for the location and servicing of the tank. The tank must comply with all the minimum prescribed specifications regarding content and fittings and provision must be made for the tanker to turn around with as little negative environmental impact as possible. The owner will be responsible for charges applicable for removal of sewage per load, at tariffs applicable at the time of service.
- 3.3. The conditions imposed by the Cape Winelands District Municipality (Health), in their letter dated 09 May 2024, ref. 15/4/12/5 (attached) must be complied with.
- 3.4. The conditions imposed by the Breede-Olifants Catchment Management Agency, in their email dated 12 June 2024, (attached) must be complied with.
4. Only existing municipal electrical services may be used. The owner will be responsible for the costs associated with any relocation of existing services, new connections, upgrading or alterations to existing electrical connections or networks, and any associated applicable Bulk Services Levies, at the tariffs which are applicable at that time. If additional capacity is required, an application must be lodged with the Electrical Department. Availability and capacity cannot be guaranteed.
5. The conditions imposed by the Manager Civil Engineering Services, in their letter dated 18 April 2024, (attached) must be complied with.
6. No name, advertising sign or tourism board may be erected without written approval of the administering authority.
7. The restrictions of any law and regulations relating to noise control are applicable to the property and the owner is obliged to ensure that the operation does not cause any undue noise nuisance, as described in the Western Cape Noise Control Regulations (PN 200/2013 of 20 June 2013). All reasonable efforts must be made in the design of the structures and the operation of the resulting facilities to keep noise to a minimum.
8. The owner must adhere to any requirement regarding access and roads on the property imposed by the Department of Infrastructure.
9. The owner must sign the attached agreement with respect to the implementation of all conditions of approval. Where there is any uncertainty regarding the conditions, the Town Planning Department must be contacted.

Reasons for decision:

1. The farm is zoned Agricultural Zone I and the proposed land uses may be permitted by consent within the Agricultural Zone I in terms of the Langeberg Integrated Zoning Scheme, 2018.
2. The Guest Lodge and Wellness Centre are restricted to a limited scale and will contribute to the promotion of the Scenic Tourism Route in Langeberg.

3. The DEA&DP confirms that no impact assessment is required in terms of the NEMA EIA regulations.
4. The proposed development will not have an adverse impact on the natural environment or agriculturally productive land.
5. The proposed development will contribute to agricultural sustainability by diversifying income through complementary land uses.
6. The following Departments support the proposed development: DEA&DP (Development Management & Environmental), Western Cape Department of Agriculture, BOCMA, CWDM (Health).

PART K: ANNEXURES

- Annexure A Motivation
- Annexure B Site Plan
- Annexure C Comments from Departments
- Annexure D Objection from Western Cape Department of Agriculture
- Annexure E Applicant's response to objection

PART L: SIGNATURES FOR DECISIONS BY TRIBUNAL

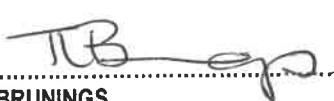
Author name: Amber De Wet
 Date: 22 November 2024

APPROVED	APPROVED CONDITIONALLY	APPROVED IN PART	REFUSED
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LANGEBERG MUNICIPAL PLANNING TRIBUNAL
 Date:

PART M: SIGNATURES FOR AUTHORISATION

Authorised for submission to Tribunal.



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TL BRUNINGS
MANAGER: TOWN PLANNING

22.11.2024

DATE

MOTIVATIONAL REPORT

APPLICATION FOR GUEST LODGE ON THE FARM NORMANDY NO 202, ROBERTSON RD

1. INTRODUCTION / PURPOSE

The purpose of this application is to obtain approval in terms of the Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA) to use the existing dwelling house and converted stables on the farm Normandy No 202 for guest accommodation. A yoga room, treatment room and swimming pool will be added as complementary facilities.

2. LEGISLATION APPLICABLE

2.1 LAND USE PLANNING ACT, 2014 (ACT 3 OF 2014), LANGEBERG MUNICIPAL LAND USE PLANNING BYLAW 2015 & LANGEBERG IZS 2018

The owner of land or his/her agent may apply to the Municipality in terms of Chapter 15(2) of the Langeberg By-law on Municipal Land Use Planning, PN 264/2015, for consent uses contemplating in the Scheme.

The farm is zoned Agricultural Zone I according to the Langeberg Integrated Zoning Scheme (IZS), P.N. 71/2018.

The IZS makes provision for a guest house, a guest lodge and a wellness centre as consent uses in Agricultural Zone I.

As the definition of a guest house allows for no more than 6 guest rooms, the proposed facility will be regarded as a guest lodge that allows maximum 20 guest rooms.

According to the Scheme a guest lodge means an appropriately scaled establishment that provides temporary residence and meals for transient guests and—

- (a) includes a small conference or training facility and also caters for business meetings and self-catering accommodation facilities, and

(b) does not include a restaurant.

A wellness centre means a business that provides a variety of services for the purpose of improving health, beauty and relaxation through personal care treatments including massages, rehabilitation, exercise programmes, diet, instruction on wellness, life coaching, and facials and includes facilities like saunas, pools, steam rooms, gymnasiums, treatment rooms, relaxation areas and whirlpools.

3. THE PROPERTY (incl. ACCESS & LAND USES & SERVICES)

The farm Normandy No 202 of 22,3031 ha has been sold by the Geoffrey Winshaw Trust to Right Field Trading Pty Ltd in end-February 2024.

It is located 10km from Robertson and gets access from road R317/Main Road 287 between Robertson and Bonnievale.

The farm has two access roads from MR287, the main access (Litchfield Stud signage board) to the house and stables is situated on the western boundary, while the second access on the eastern boundary is infrequently used mostly by the workers staying in the servitude area on the farm.

The main access has adequate shoulder sight distance (approx. 300m to both sides) for passenger and service vehicles.

The farm has an L-shape with the width of the longest ($\pm 990\text{m}$), most narrow ($\pm 143\text{m}$) portion along MR287. Only this part of the farm is visible from MR 287 and is planted with grazing (horses), while the northern portion of the farm (approx. $450\text{m} \times 190\text{m}$) includes also the dwelling houses and stables.

The farm consists of a double-storey dwelling house of approximately 52 years old , an agricultural store, eight workers houses and washing room, two large empty stables, two small empty stables, dam and grazing for horses (approximate 16 ha).

A 2678m^2 servitude area is registered on the farm that hosts a row of workers houses in favour of Portions 26, 37 and 57 of the farm Goedemoed No 128, Robertson RD.

The farm has a few horses and is also used for the boarding of horses from nearby horse farms.

The many stables on the application farm are, however, redundant and not in use.

It is, however, the intention to leave one stable at the most southern end of the largest stable intact to be used as shelter to care for a sick horse when required.
The small stable between the store and workers houses will also be kept as a reserve.

Services:

Water:

The farm is registered for 19,1 ha water at the Central Breede River Water Users Association – 16,7 ha from the canal (@10 000m³/ha) and 2,4 ha from the Breede River (@7450m³/ha).

Water for irrigation and household purposes is stored in the large dam on the farm.

Water for household purposes is pumped from the dam to the Rapid Floc Water Maker System and Tank that is located in a small store next to the agricultural store. This water is purified by using Chlor-Floc Water Purification Sachets (see attached brochure).

After purification, the water is stored in a high tank from where it flows in pipelines to the different dwellings.

Sewage:

The workers houses are serviced with a few septic tanks.

Another large septic tank is located near the dwelling house.

Electricity:

Langeberg Municipality provides electricity to this farm. Both the dwelling house and stables are connected to the system.

Solid waste:

Solid waste is accumulated and stored at the dwelling house to be removed on a weekly basis to the Robertson Waste Transfer station.

4. THE PROPOSAL

Application is made for the following consent uses on the farm Normandy No 202, Robertson RD (Agricultural Zone I) in terms of Section 15(2)(o) the Langeberg Municipality: Integrated Zoning Scheme Bylaw of 18 May 2018:

- Guest lodge of 20 guest rooms (40 guests):
 - within existing dwelling house: 2 guest rooms on second storey with the dining room, kitchen and reception as part of the first storey.

- conversion of the large L-shaped stable near the house: 12 guest rooms
 - conversion of rectangular stable: 6 guest rooms and laundry room; and
- Wellness Centre, including
 - (i) treatment room in unused small stable of $\pm 50\text{m}^2$,
 - (ii) yoga room ($\pm 60\text{m}^2$) next to guest rooms in stable; and
 - (ii) a pool.

Although food and drinks (include alcohol) will be served in the dwelling house for resident guests, the rooms will also be self-catering.

5. MOTIVATION: NEED AND DESIRABILITY

The farm Normandy No 202 is only 22,3 ha in extent and is not a sustainable farm according to the Western Cape Department of Agricultural standards.

The new owner does not use the stables on the farm and want to optimize the existing infrastructure and add value to contribute to the sustainability of the farm.

The existing farm house is an older home with charm and character and ideal for and attractive as a guest lodge in this picturesque area.

The large size can easily accommodate the proposed facilities.

The large green lawn in front of the house up to the farm's dam adds to the beautiful picture.

The largest of the empty stables that is located near the house will be able to accommodate 12 unique guest rooms.

A yoga studio of $\pm 60\text{m}^2$ will be added at the end of the one leg as an ancillary facility to the guests.

The smaller combined stable further east will accommodate 6 unique guest rooms.

The small empty single stable to its north will be used as a treatment room to add to the attraction of the facility.

A pool will be added in the far end of the proposed garden/vegetable garden to cool off /relax in the hot summer months.

Except for parking provided at the reception and manager's house, the majority of the parking will be provided in one area and away from the rooms.

The proposed facilities are all located strategically apart to ensure minimal impact on one another.

The proposed application site and facilities adhere to all planning guidelines:

- Located on the Scenic R317;
- The proposed guest lodge and wellness centre will add value to this tourism route;
- Buildings are not visible from R317, and therefore there is no impact on the agricultural character of the farm;
- Existing access road;
- Existing services;
- Use of existing, unused buildings; and
- No encroachment on agricultural land (except for one row of parking along existing internal road on fallow land).

6. MOTIVATION: CONSISTENCY WITH APPLICABLE LEGISLATION AND POLICIES/GUIDELINES

6.1 PSDF (2014) and Implementation of the PSDF in the Cape Winelands

According to the Implementation of the PSDF in the Cape Winelands, compatible and sustainable rural activities of an appropriate scale and form can be accommodated outside the urban edge.

6.2 Langeberg Spatial Development Framework (LSDF), 2015

According to the existing LSDF, an important resource for the tourism industry is the scenic attractiveness of the municipality's rural environment.

This document listed implementation policies/project lists that include *inter alia*:

- Tourism Plan to investigate agri-tourism opportunities;
- Scenic tourism routes policy for the management and promotion of Scenic Tourism Routes; and
- Rural development strategy to stimulate growth of the rural economy.

The application supports the above:

- Existing, vacant agricultural buildings will be converted to tourist accommodation.

- The application farm is located next to one of the major scenic routes with the municipal area.

6.3 Western Cape Land Use Planning Guidelines Rural Area, March 2019

According to these guidelines, tourist accommodation in the rural landscape should be allowed if of appropriate scale and form. It should be:

- clustered in visually discreet nodes;
- facilitate access to the conservation area of the Province;
- not detract from the rural character of the landscape and the primary agricultural activities;
- preferable make use of existing buildings;
- located within or near the farmstead and adjacent to existing roads; and
- located outside 100m from a river bank.

The proposed facilities adhere to all of the above:

- Clustered in one node on the farm;
- Located next to one of the most famous scenic routes in the wider area;
- Not visible from MR 287;
- No impact on agricultural activities as all cultivated land will remain as is, except for parking area (20 bays) on fallow land along an existing road;
- Use of existing dwelling house for guests and conversion of existing buildings;
- All buildings are located in farmstead with access from internal roads;
- 1,9km from Breede River, distance between dam and dwelling house: 42m and distance between dam and stables: 55m to 89m

6.4 Development Principles in terms of SPLUMA and LUPA

Development principles are referred to in Section 42 of the Spatial Planning and Land Use Management Act, 2013 (Act 16 of 2013) (SPLUMA) and Chapter VI of the Land Use Planning Act, 2014 (Act 3 of 2014) (LUPA). The application is also motivated by these principles:

- **Spatial Justice**
The proposed guest lodge is another opportunity that will contribute to the well-known tourism (and economy) of the region.
- **Spatial Sustainability**
The existing dwelling house will be used as the heart of the guest lodge (reception and dining/lounge and two guest rooms) and vacant agricultural buildings will be

cost-effectively converted to unique guest rooms. Also the proposed yoga and treatment rooms will be existing structures.

No agricultural land will be lost.

Guests will be part of the scenic R317 between Bonnievale and Robertson amongst approximate 20 wine cellars of the Robertson Wine Valley.

- **Efficiency**
Farm 202 will be optimal utilized by converting vacant and non-used agricultural infrastructure to tourist accommodation to assist in the sustainability of the small farm.
- **Spatial resilience**
Only existing buildings will be used within an already developed node on the farm.
The farm has existing access and adequate services and does not impact on water sources.
The proposed development will have a minimal impact on the environment.
- **Good administration**
The various guidelines, policies and relevant legalization were taken into account in the preparation of this application and will be evaluated accordingly by the Langeberg Municipality, with input from the various role players and affected parties.

7. SERVICES

7.1 Water

Supply:

16,7 ha from the canal @10 000m³/ha: 167 000m³

2,4 ha from the Breede River @7450m³/ha:17 880m³

TOTAL: 184 880m³ water per year

Need:

16 ha grazing/lucerne

Extra water for guest lodge: 24 880m³ per year

Calculations:

40 people in lodge: 200 liter per person per day X 2 days per weekend X 4 weekends/month = 64 kl/month x 12 = 768 kl or m³ per year.

The existing purification system will be able to accommodate the larger volumes.

A larger storage tank will be added if required.

[See attached comments from Louis Bruwer from CBR WUA on the water use – a licence application for change in water use will be made to BOCMA after approval of the land use application.]

7.2 Electricity

The farm has adequate electricity to service 40 guests – see attached confirmation of Gerald Jooste from Motla.

Alternative power options / renewable energy will be investigated and considered for geysers, lights, power points etc.

The existing kitchen will be used for food preparation. Additional electricity will be required mostly for lights and air conditioning and 50% of water heating (50% is required to be renewable).

7.3 Sewage

The existing septic tank at the house will be replaced by a conservancy tank, and additional tanks will be installed between the converted stables to be emptied by Indela PlantHire, as confirmed per letter.

The anticipated sewage volumes for 40 guests will be:

Anticipated volumes:

- 75 liter per person per day in showers/wash basins; and
 - 35 liter water person per day in toilet (see below for re-circulation of water).
- 40 people X 110 liter per day X 2 days a week = 8 800 liters per week
X 4 per month = 35 200 liters per month.

It is proposed that JoJo or similar type conservancy tanks be installed at:

- One or two 6000 liter at the L-shaped stables (24 guests): Empty once a week or twice a month or when required
- One 6000 liter at rectangular stables (12 guests) plus treatment room: Empty twice a month or when required
- One 2000 liter at main house: empty once a month or when required

7.4 Access and parking

Access to the lodge will be obtained via the existing access road from MR287.

Parking will be provided as required: 1 bay per bedroom, 2 bays per owner's house and 1 bay for visitors/employees:

- At reception: 3 bays
- Owner's house: 2 parkings
- Parking area on fallow land: 20 parkings

7.5 Solid waste storage and removal

Solid waste from the rooms and facilities will be gathered after each stay and stored within the main building (reception/dining/lounge) to be removed by the manager to the Robertson Transfer Station per bakkie.

8. CONCLUSION / SUMMARY

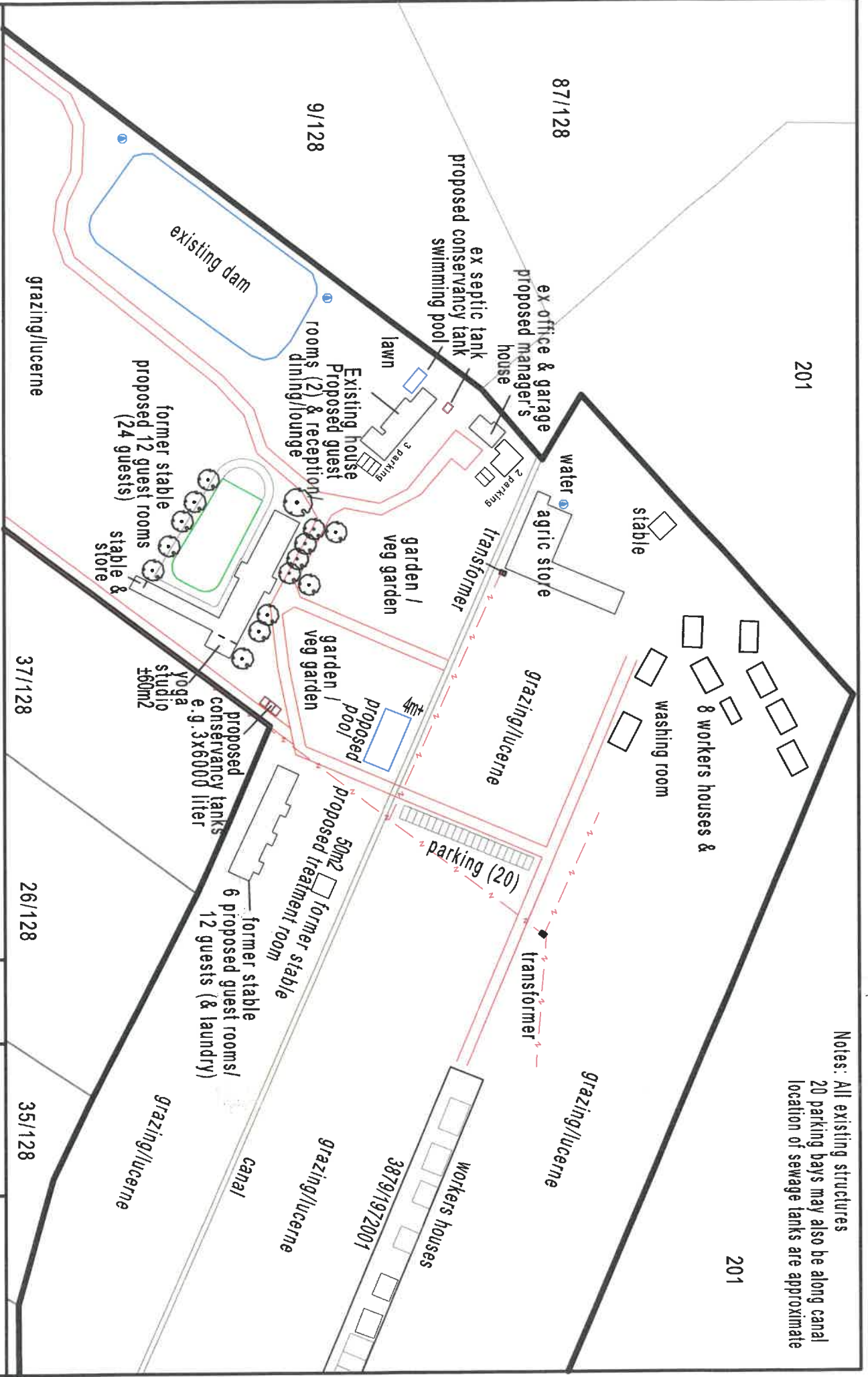
The proposed guest lodge will be appropriately scaled within the rural environment as only existing buildings with existing infrastructure and services will be used with no visual impact from Main Road 287.

Unused agricultural buildings will be optimal used for tourist accommodation to ensure the sustainability of this small farm.

The proposed uses adhere to all legislative requirements and guidelines and will be a large asset to the Robertson Valley tourism due to its unique character and the location along the scenic R317.

The application is therefore both needed and desirable from a land use point of view.

Notes: All existing structures
20 parking bays may also be along canal
location of sewage tanks are approximate



SDP FARM NORMANDY NO 202, ROBERTSON RD. PROPOSED GUEST LODGE (20 rooms) & WELLNESS CENTRE



Plan: F202Rob
Scale 1:1750





REFERENCE: 16/3/3/6/6/B1/14/1163/24

DATE: 18 June 2024

The Municipal Manager
Langeberg Municipality
3 Piet Retief Street,
MONTAGU
6720

Attention: Ms A. Willemse

Tel: (023) 614 8001
Email: A-Willemse@langeberg.gov.za

Dear Madam

THE APPLICABILITY OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) ("NEMA") ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014 (AS AMENDED) TO THE PROPOSED DEVELOPMENT OF A GUEST LODGE ON FARM NORMANDY NO. 202, ROBERTSON.

1. The electronic copy of the abovementioned documents, as received by the Directorate: Development Management ("this Directorate") on 17 April 2024, refer.
2. This letter serves as an acknowledgement of receipt of the correspondence by this Directorate.
3. Following a review of the information submitted to this Directorate, it is noted that the proposal entails the following:
 - 3.1 The proposed consent use on Farm Normandy No. 202, Robertson to allow the following:
 - 3.1.1 The conversion of the existing house and two stables into a guest lodge of 20 guest rooms with a maximum occupancy of 40 guests.
 - 3.1.2 A Wellness Centre that will include:
 - a) A treatment room in the unused small stable of approximately 50m².
 - b) A yoga room of approximately 60m², located next to the guest rooms in the stable.
 - c) A pool.
 - 3.2 The existing access road will be used, and the required number of parking bays will be provided.
 - 3.3 Based on the available mapping resources, the site is mapped to contain Breede Alluvium Renosterveld vegetation, which is classified as an endangered vegetation type.
 - 3.4 The site is zoned Agriculture Zone 1 and is located outside the urban area of Robertson and is within 5km of the Goedemoed Private Nature Reserve.
4. Your attention is drawn to the listed activities in terms of the NEMA EIA Regulations, 2014 (as amended) as defined in Listing Notices ("LN") 1, 2 & 3 of 7 April 2017. Be advised that the proposed development as described above will not trigger any listed activity(ies) as defined in terms of the EIA Regulations, 2014 (as amended). Environmental Authorisation is therefore not required prior to the development of a 20-room guest lodge on Farm Normandy No. 202, Roberston.
5. The above is based on the following:
 - 5.1 The proposed development entails the conversion of existing buildings into tourist accommodation, where the development footprint will not be increased.

- 5.2 The proposed development will not be located within 32m of a watercourse and will not result in the clearance of indigenous vegetation.
6. Should any revision of the proposed development on the said farm trigger any listed activity(ies) as defined terms of Listing Notice 1, 2 & 3, an application must be submitted and environmental authorisation obtained before such activity(ies) may commence.
7. The applicant is reminded of his/her general duty of care and the remediation of environmental damage, Section 28(1) of NEMA specifically states that – “Every person who causes, has caused or may cause significant pollution or degradation of the environment must take reasonable measures to prevent such pollution or degradation from occurring, continuing or recurring, or, in so far as such harm to the environment is authorised by law or cannot reasonably be avoided or stopped, to minimise and rectify such pollution or degradation of the environment.”
8. This Directorate reserves the right to revise its comments and request further information from you based on any new or revised information received.

Yours faithfully

Andrea

Thomas

pp HEAD OF COMPONENT

DIRECTORATE: DEVELOPMENT MANAGEMENT (REGION 1)

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

Digitally signed by

Andrea Thomas

Date: 2024.06.18

12:21:38 +02'00'



CONSERVATION INTELLIGENCE

postal 16 17th Avenue, Voëlklip, Hermanus, 7200
physical 16 17th Avenue, Voëlklip, Hermanus, 7200
website www.capenature.co.za
enquiries Rhett Smart
telephone 087 087 8017
email rsmart@capenature.co.za
reference LS14/2/6/1/9/1/135-74_servitude_McGregor
date 13 June 2024

Langeberg Municipality
Private Bag X2
Ashton
6715

Attention: Amber Willemse
By email: admin@langeberg.gov.za

Dear Ms Willemse

Application for Consent Use for a Guest Lodge and Wellness Centre on Farm Normandy 202, 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.

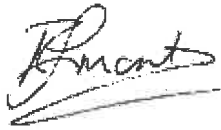
The application is for consent use to convert existing buildings into tourism accommodation and related facilities. As the proposal will be located within existing buildings surrounded by extensive cultivated lands, it will not result in any impact on natural habitat. The proposed sewage provision will be through serviced conservancy tanks and there is existing infrastructure for water and electricity. Services will therefore have minimal impact.

We wish to note that the proposed lodge is ± 2 km from Sunshine Nature Reserve, Viljoensdrift Nature Reserve and Van Loveren Nature Reserve which are nature reserves under the CapeNature stewardship and recognised in terms of the National Environmental Management: Protected Areas Act (NEM:PAA). A total of 20 guest rooms are proposed therefore it is likely that environmental authorisation will be required in terms of Listing Notice 3 Activity 6 for tourism accommodation that sleeps more than 15 people within 5 km of a NEM:PAA protected area.

CapeNature does not however object to the application due to the minimal to no impact on biodiversity.

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)



BREED-OLIFANTS

CATCHMENT MANAGEMENT AGENCY

Corner Mountain Mill & East Lake Roads, Worcester 6850, Private Bag X 3055, Worcester, 6850

Enquiries: M Mmbadi Tel: 023 346 8000 Fax: 023 347 2012

E-mail: mmmbadi@bocma.co.za

Our Ref: 4/10/1/H40L/Normandy 202, Robertson

Date: 12/06/2024

Langeberg Municipality
Town Planning Department
3 Piet Retief Street,
Montagu
6720
E-mail: A-Willemse@langeberg.gov.za

Attention: Amber Willemse

COMMENTS: APPLICATION FOR CONSENT USE ON THE FARM NORMANDY NO.202, ROBERTSON.

The Breede-Olifants Catchment Management Agency (BOCMA) has received the above-mentioned Application on the 17/04/2024, requesting comments.

The Breede-Olifants Catchment Management Agency (BOCMA) in principle has no objection to the proposed application, subject to the following conditions:

- All relevant sections and regulations of the National Water Act, 1998 (Act 36 of 1998) regarding water use must be adhered to.
- No use of surface/groundwater and/or storage of water is permitted, unless the applicant has formally obtained a license in terms of Section 41 of the National Water Act (Act 36 of 1998). And/or formal authorisation in terms of General Authorisations issued under Section 39 (Government Notice 538 dated 02 September 2016), and/or if it is authorised under Schedule 1 of the National Water Act, 1998 (Act 36 of 1998). And/or if it is defined and declared as an existing lawful water use in terms of Section 32 & 33 of 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).
- No pollution of surface water or groundwater resources may occur.

- The minimising of waste must be promoted and alternative methods for waste management must be investigated.
- 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.

Water for domestic use

- Water provided for domestic use must comply with the SANS 241:2015 guidelines for drinking water.

Disposal of sewage

- The disposal of sewage must at all times comply with the requirements of Sections 22 and 40 of the National Water Act of 1998, (Act 36 of 1998).
- When a conservancy tank is used for the disposal of sewerage, this office must be furnished with a signed copy of the contract between the contractor or the municipality which is appointed to pump the conservancy tank.
- The volume of sewage needs to be metered on a monthly basis and removal programme needs to be scheduled to ensure that the conservancy tank is pumped well within time before overflowing. Alternatively, floating devices should be installed within the tanks that initiate an alarm of 75% full capacity for collection and disposal.
- The size of the conservancy tank must be determined by both the frequency of removal of its contents to the local Wastewater Treatment Works and by the quantity of sewage anticipated from the above-mentioned project.

This office reserves the right to amend and revise its comments as well as to request any further information.

The onus remains on the registered property owner to confirm adherence to any relevant legislation concerning the activities that might trigger and/or need authorisation.

Please do not hesitate to contact the above official should there be any queries.

Yours faithfully,



JAN VAN STADEN
CHIEF EXECUTIVE OFFICER (ACTING)

Amber De Wet

From: Gerald Jooste <geraldj@motla.co.za>
Sent: Wednesday, 03 July 2024 11:45
To: George Lotter; Amber De Wet
Cc: Cobus Opperman; Cobus Mouton
Subject: RE: REQUEST FOR COMMENT ON APPLICATION ITO LLUPB, 2015: FARM NORMANDY NO 202, ROBERTSON ROAD: CONSENT FOR A GUEST LODGE (20 ROOMS) & WELLNESS CENTRE

Categories: Print

Good morning Amber

I can confirm that there is 1x 100kVA transformer with a 150A circuit breaker, therefore a full 100kVA, 1 x 100kVA transformer with a 125A circuit breaker, Municipality could see this as a 75kVA point and a 25kVA point. There is therefore 200kVA total capacity on that farm.

Regards

MOTLA  **Gerald Jooste**
www.motla.co.za
m:+27 79 529 4979
t:+27 87 550 5149

 **Infinite Engineering Solutions**



DISCLAIMER: www.motla.co.za/disclaimers/#email

From: George Lotter <glotter@langeberg.gov.za>
Sent: Monday, June 3, 2024 11:06 AM
To: Amber De Wet <A-Willemse@langeberg.gov.za>
Cc: Gerald Jooste <geraldj@motla.co.za>; Cobus Opperman <copperman@langeberg.gov.za>; Cobus Mouton <cmouton@langeberg.gov.za>
Subject: RE: REQUEST FOR COMMENT ON APPLICATION ITO LLUPB, 2015: FARM NORMANDY NO 202, ROBERTSON ROAD: CONSENT FOR A GUEST LODGE (20 ROOMS) & WELLNESS CENTRE

Good day Amber

For confirmation, even if there is a i.e. 100kVA Transformer, it doesn't mean that the entire 100kVA capacity has been purchased and is available at each of the points.
We will need to check the system and verify how much capacity is allocated (it could either be the full capacity of the Transformer or less).

Maybe Gerald could assist with this?

Regards

Amber De Wet

From: Gerald Jooste <geraldj@motla.co.za>
Sent: Monday, 03 June 2024 11:33
To: George Lotter; Amber De Wet
Cc: Cobus Opperman; Cobus Mouton
Subject: RE: REQUEST FOR COMMENT ON APPLICATION ITO LLUPB, 2015: FARM NORMANDY NO 202, ROBERTSON ROAD: CONSENT FOR A GUEST LODGE (20 ROOMS) & WELLNESS CENTRE

Hi Amber
I will confirm total capacity at the Farm and get back to you.
Regards



Gerald Jooste
m:+27 79 529 4979
t:+27 87 550 5149

// Infinite Engineering Solutions



DISCLAIMER: www.motla.co.za/discclaimers@email

From: George Lotter <glotter@langeberg.gov.za>
Sent: Monday, June 3, 2024 11:06 AM
To: Amber De Wet <A-Willemse@langeberg.gov.za>
Cc: Gerald Jooste <geraldj@motla.co.za>; Cobus Opperman <copperman@langeberg.gov.za>; Cobus Mouton <cmouton@langeberg.gov.za>
Subject: RE: REQUEST FOR COMMENT ON APPLICATION ITO LLUPB, 2015: FARM NORMANDY NO 202, ROBERTSON ROAD: CONSENT FOR A GUEST LODGE (20 ROOMS) & WELLNESS CENTRE

Good day Amber

For confirmation, even if there is a i.e. 100kVA Transformer, it doesn't mean that the entire 100kVA capacity has been purchased and is available at each of the points.
We will need to check the system and verify how much capacity is allocated (it could either be the full capacity of the Transformer or less).

Maybe Gerald could assist with this?

Regards

George Lotter
Manager / Bestuurder
Electrical Engineering Services / Elektriese Ingenieursdienste
[023 626 8266 \(Ext 541\)](tel:0236268266)

Amber De Wet

From: George Lotter
Sent: Monday, 03 June 2024 11:06
To: Amber De Wet
Cc: Gerald Jooste; Cobus Opperman; Cobus Mouton
Subject: RE: REQUEST FOR COMMENT ON APPLICATION ITO LLUPB, 2015: FARM NORMANDY NO 202, ROBERTSON ROAD: CONSENT FOR A GUEST LODGE (20 ROOMS) & WELLNESS CENTRE
Attachments: Confirmation of electricity capacity.pdf

Good day Amber

For confirmation, even if there is a i.e. 100kVA Transformer, it doesn't mean that the entire 100kVA capacity has been purchased and is available at each of the points. We will need to check the system and verify how much capacity is allocated (it could either be the full capacity of the Transformer or less).

Maybe Gerald could assist with this?

Regards

George Lotter
Manager / Bestuurder
Electrical Engineering Services / Elektriese Ingenieursdienste
023 626 8266 (Ext 541)
glotter@langeberg.gov.za



"People at the centre of Development"

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From: Amber De Wet <A-Willemse@langeberg.gov.za>
Sent: Monday, June 3, 2024 10:52 AM
To: George Lotter <glotter@langeberg.gov.za>
Subject: RE: REQUEST FOR COMMENT ON APPLICATION ITO LLUPB, 2015: FARM NORMANDY NO 202, ROBERTSON ROAD: CONSENT FOR A GUEST LODGE (20 ROOMS) & WELLNESS CENTRE

Dear Mr Lotter,

Thank you for your comments, I have attached the letter/confirmation for your attention.

Kind Regards,
Amber De Wet

Town Planner | Town Planning Department

3 Piet Retief Street, Montagu, 6720

Amber De Wet

From: George Lotter
Sent: Friday, 19 April 2024 14:00
To: Amber De Wet
Subject: RE: REQUEST FOR COMMENT ON APPLICATION ITO LLUPB, 2015: FARM NORMANDY NO 202, ROBERTSON ROAD: CONSENT FOR A GUEST LODGE (20 ROOMS) & WELLNESS CENTRE

Hi Amber

No objection from the Electrical Department.

If additional capacity is required, the application should apply to the Electrical Department and bulk services contributions will be applicable. Availability of capacity cannot be guaranteed.
The confirmation letter from Motla was not attached as mentioned in the Motivational report:

7.2 Electricity

The farm has adequate electricity to service 40 guests – see attached confirmation of Gerald Jooste from Motla.

Alternative power options / renewable energy will be investigated and considered for geysers, lights, power points etc.

The existing kitchen will be used for food preparation. Additional electricity will be required mostly for lights and air conditioning and 50% of water heating (50% is required to be renewable).

Any alternative generation must be registered with the Municipality: refer to the Municipal website.

Regards

George Lotter
Manager / Bestuurder
Electrical Engineering Services / Elektriese Ingenieursdienste
023 626 8266 (Ext 541)
glotter@langeberg.gov.za



"People at the centre of Development"

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From: Amber Willemse <A-Willemse@langeberg.gov.za>
Sent: Wednesday, April 17, 2024 10:25 AM



CAPE WINELANDS DISTRICT

MUNICIPALITY • MUNISIPALITEIT • UMASIPALA

NAVRAE/ENQUIRIES/IMIBUZO:
TELEFOON/TELEPHONE/UMNXEBA:
FAKS/FAX/IFEKSI:
E-POS/E-MAIL/IE-MAIL:
U VERW/YOUR REF/IREF YAKHO:
ONS VERW/OUR REF/REF YETHU:

Johanice Joseph
023 626 8306
0236265109
Johanice.Joseph@capewinelands.gov.za
15/4/12/5
83/3/5/22

40 Van Renssen Street
☒ 51
ROBERTSON
6705

2024-05-09

The Municipal Manager
Langeberg Municipality
Private Bag X 2
Ashton
6715

For attention: DP Lubbe
Municipal Manager

PROPOSED CONSENT USES: GUEST LODGE, FARM NORMANY 202, ROBERTSON ROAD.

Your correspondence dated 25 April 2024 refers:

Service Delivery:

No domestic services (drinking water, sanitation, electrical and refuse removal services) are supplied by CWDM.

Sanitation:

No sewerage systems may be placed below any flood line or nearer than 100 meters from any river, stream or other water system.

Waste Management:

Domestic refuse/waste and refuse related to the proposed Guest Lodge must be collected and stored in an approved collection area and removed in such a manner so as not to form any environmental health risk /nuisances.

Provision of Drinking Water:

All premises (including the guest accommodation) must be provided with drinking water which complies to the provisions of SANS 241. Water needs to be regularly tested and records kept for scrutiny.

Certificate of Acceptability:

The provision of meals and the sale of foodstuffs will require a Certificate of Acceptability with adherence to Regulation 5 & 6 of GNR 638/22 June 2018 (Regulation governing general hygiene requirements for food premises, the transportation of food, and related matters promulgated in term of the Foodstuffs, Cosmetics & Disinfectants Act 54 of 1972 as amended).

Alle korrespondensie moet aan die Munisipale Bestuurder gerig word/

All correspondence to be addressed to the Municipal Manager/Yonke imbalelwano mayithunyelwe kuMlawuli kaMasipala
Telefoon/Telephone/Umnxeba: 0861 265 263 • E-pos/E-mail/IE-mail: admin@capewinelands.gov.za • Faks/Fax/IFEKSI: 023 342 8442

Smoking:

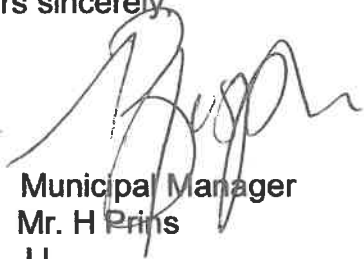
The owner must have a smoking policy onsite and enforce the policy with reference to the Tobacco Control Act . Act 83 of 1993.

Health nuisance/Risk:

The premises must comply with the Cape Winelands District Municipality Health By-laws Gazette 16 February 2010 and make sure any activity taking place does not create any form of health nuisance.

This office serves the right to call for any additional requirements if deemed necessary at any later stage.

Yours sincerely,



For: Municipal Manager
Mr. H Prins
JJ



Alle korrespondensie moet aan die Munisipale Bestuurder gerig word/

All correspondence to be addressed to the Municipal Manager/Yonke imbalelwano mayithunyelwe kuMlawuli kaMasipala
Telefoon/Telephone/Umnxeba: 0861 265 263 • E-pos/E-mail/iE-mail: admin@capewinelands.gov.za • Faks/Fax/iFeksi: 023 342 8442



REFERENCE: 15/3/2/12/BL2

Director: Engineering Services
Langeberg Municipality
Private Bag X2
ASHTON
6715

FOR ATTENTION: MS. TRACY BRUNINGS

**REQUEST FOR PROVINCIAL PLANNING COMMENT: PROPOSED CONSENT USES ON FARM
NORMANDY NO. 202, ROBERTSON DIVISION**

1. Your request for comment, dated 17 May 2024, has reference.
2. The intention of the land use application is to obtain municipal approval to use existing buildings on the property (main dwelling house and two stables) to establish a Guest Lodge comprising 20 guest rooms (40 guests) and a Wellness Centre comprising a 50m² treatment room, 60m² yoga room and a pool. No new buildings are proposed.
3. The subject property measures 22,38ha in extent and is zoned Agriculture Zone I in terms of the Langeberg Municipality Zoning Scheme By-law, 2018.
4. Prior to being sold in 2024, the property was utilised for the breeding of horses (Litchfield Stud). Currently, however, the farm has a few horses and is also used for the boarding of horses from nearby farms. One stall in the southern end of the largest stable will be retained to 'care for a sick horse when required' and the small stable between the store and the worker's houses will be retained as a reserve.
5. The Western Cape Land Use Planning Guidelines for Rural Areas, 2019, supports and encourages a range of land uses and activities on agricultural land to support rural tourism and provide diversified income to landowners. The Guideline further advocates that tourist accommodation should ideally be located within existing buildings and within or peripheral to the farmstead.
6. The Langeberg Spatial Development Framework further speaks to diversifying and strengthening the rural economy and supporting tourism development on farms, provided said uses are implemented according to the directives as contained in the Western Cape Land Use Planning Guidelines for Rural Areas, 2019.

7. Whilst in principle, this Directorate has no objection to the provision of tourist facilities that facilitate diversification and value-adding, the supply of tourist accommodation should be carefully considered with due regard to the impact thereof on the rural landscape and the primary use of the property for agricultural purposes.
8. It is also essential that the permitted ancillary uses do not adversely impact on the primary use of the land unit for agricultural purposes and, as such, remain subservient to the primary land use.

Kobus Munro Digitally signed by Kobus Munro
Date: 2024.05.06 13:21:09 +02'00'

DIRECTOR: DEVELOPMENT MANAGEMENT - REGION 2

Langeberg Municipality* (LLUPB, 2015)

adewet@langeberg.gov.za

Date: 2024/04/22

Enquiries:

WayleavesWesternOU@eskom.co.za

WAYLEAVE APPLICATION: Land Use Application by private land owner - Eskom comment required by Langeberg Municipality.
: 9.48km Southeast of Robertson : Robertson

YOUR REF: 15/4/12/5Normandyno.202,Rob R

OUR REF: 14598-24

Referring to your application dated 2024/04/18

1. Eskom Distribution has no objection to the proposal.
2. This application is not affected by Eskom services and should be referred to the Local Authority.

Yours faithfully

LAND DEVELOPMENT (BRACKENFELL)

Amber Willemse

From: Carel Posthumus
Sent: Thursday, 18 April 2024 08:23
To: Amber Willemse
Cc: Arnot Joubert; Marius Norman
Subject: RE: REQUEST FOR COMMENT ON APPLICATION ITO LLUPB, 2015: FARM NORMANDY NO 202, ROBERTSON ROAD: CONSENT FOR A GUEST LODGE (20 ROOMS) & WELLNESS CENTRE

Good day, with regard to the above application the following:

The Civil Engineering Services Department has no objection to the above application subject to the following conditions:

1. The provision of water and sewer services is the responsibility of the owner.
2. Should the water use exceed 2000m³ per year a water use licence must be made in terms of section 25(2) of the NWA, 1998.
3. That water provided for domestic use must comply with SANS 0241 specifications. Regular monitoring must be done by the owner to ensure compliance.
4. A suitable and effective sewerage disposal system must be provided for all wastewater. Provision must be made for conservancy tank/s for the disposal of sewerage for the proposed units. Tanks must comply with all minimum prescribed specifications regarding content and fittings. Provision must be made for the tanker to have access to the conservancy tank/s. The emptying and the maintenance of the conservancy tanks will be for the responsibility of the owner.

Regards

Carel Posthumus
Snr Manager Civil Engineering Services

Langeberg Municipality
Private Bag X2 • ASHTON • 6715
Phone • (023) 615 8000
e-mail: cposthumus@langeberg.gov.za



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From: Amber Willemse <A-Willemse@langeberg.gov.za>
Sent: Wednesday, April 17, 2024 10:25 AM
To: Carel Posthumus <cposthumus@langeberg.gov.za>; George Lotter <glotter@langeberg.gov.za>; 'Surene Grootboom' <surene@capewinlands.gov.za>; 'Jacques van Zyl' <jacques@capewinlands.gov.za>; 'Vanessa Stoffels' <Vanessa.Stoffels@westerncape.gov.za>; 'Rhett Smart' <rsmart@capenature.co.za>; 'DEADP EIA Admin' <DEADPEIAadmin@westerncape.gov.za>; lbruwer@sbrwgv.co.za; 'Cor Van der Walt' <Cor.VanderWalt@westerncape.gov.za>; Helene Janser (Helene.Janser@westerncape.gov.za) <Helene.Janser@westerncape.gov.za>; 'info@bgcma.co.za' <info@bgcma.co.za>; info@bocma.co.za; hwc.hwc@westerncape.gov.za



Western Cape
Government

Cor Van Der Walt
LandUse Management

Email: Cor.VanderWalt@westerncape.gov.za
tel: +27 21 808 5099 fax: +27 21 808 5092

OUR REFERENCE : 20/9/2/5/5/363
YOUR REFERENCE : -
ENQUIRIES : Cor van der Walt/Fadwa Mohammed

Langeberg Municipality
Private Bag X2
ASHTON
6715

Att: Amber De Wet

**PROPOSED CONSENT USES: DIVISION ROBERTSON
FARM NORMANDY NO 202**

Your email of 17 April 2024 has reference.

The Western Cape Department of Agriculture: Land Use Management has the following comments:

- From an agricultural perspective, the Department does not support the use of Agricultural water for purposes other than agricultural activities.
- The scale of the development must be subservient to the limitations for guest lodges within the Western Cape Guidelines for Rural Areas 2019.
- The Department has no objection to the conversion of the existing dwelling house for guest accommodation.
- The Department does not support the loss of stables for purposes other than agriculture.

Please note:

- 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

2024-06-19

Copy:

Umsiza Planning

PO Box 649

ROBERTSON

6705



Western Cape
Government

Cor Van Der Walt
LandUse Management
Email: Cor.VanderWalt@westerncape.gov.za
tel: +27 21 808 5099 fax: +27 21 808 5092

OUR REFERENCE : 20/9/2/5/5/363
YOUR REFERENCE : -
ENQUIRIES : Cor van der Walt

Umsiza Planning
PO Box 649
ROBERTSON
6705

Att: Ms. A Redelinghuys

**PROPOSED CONSENT USES: DIVISION ROBERTSON
FARM NORMANDY NO 202**


Your email of 01 July 2024 has reference.

The Western Cape Department of Agriculture: Land Use Management's comment remains unchanged.
Please refer to our previous letter dated, 19 June 2024.

Please note:

- 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

Copy:

Langeberg Municipality
Private Bag X2
ASHTON
6715

2024-08-08

1 July 2024

Landuse Manager: Landuse Management
Western Cape Department of Agriculture

For attention: Cor van der Walt / Fadwa Mohammed

FARM NORMANDY NO 202, ROBERTSON DISTRICT:
PROPOSED CONSENT USES: GUEST LODGE (20 rooms) & WELLNESS CENTRE (treatment & yoga rooms in existing structures) and pool

Thank you for your comments Ref No 20/9/2/5/5/363 dated 19 June 2024.

Please find attached a letter from the owners, Andreas and Natalie Jacobs, in which they explain the vacant stables from the background of their professional racehorse expertise.

Andreas would love to meet you to underline the importance of this project to them. He is in Robertson on 10 to 12 July 2024, or is even willing to fly from Europe on a different date if you are not available then.

It is also requested from my side to reconsider the application due to the following:

- According to the WC rural guidelines tourist accommodation should preferably make use of existing buildings on farms. These stables are redundant with no use for the current owner, and were not used since 2010. The proposal therefore meets the rural guidelines for tourist accommodation, without any negative impact on agriculture.
- The scale of the proposed development is in accordance with the Langeberg Integrated Zoning Scheme Bylaw, i.e. 20 guest rooms.
- The chairman of the Central Breede Water User Association confirmed in writing that he has no problem converting the allocated agricultural water to guest use (attached). Guest accommodation is supported on agricultural land as an additional income according to the WC rural guidelines. These guests are dependent on water that is in most cases agricultural water as the only available source. The amount water used by guests is a very small percentage compared to agriculture use of water.
There is more than adequate water for the combination of both uses to ensure the optimal use of the farm.

The farm will have to be put in the market again if the proposed plans cannot be achieved.

For your reconsideration please.

Yours sincerely


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

June 27, 2024

Your Reference: 20/9/2/5/5/363

Dear Mr. van der Walt,

My wife Natalie and I are the new owners of Litchfield Stud (Farm Normandy No 202) in Robertson. The farm is a most beautiful place which we want to operate as a horse farm combined with a place for our families, friends and businesses.

We are working with Anna-Christa Redelinghuys who advises us on the necessary permits to upgrade the farm and convert the stables into living space. Anna-Christa informed us that the Department of Agriculture "does not support the loss of stables for purposes other than agriculture".

Considering your remark, please allow me to explain our plans to use the farm in more detail:

1. Background: As you probably know, we own the stud farm Maine Chance Farms in Le Chasseur, Robertson with approx. 220 ha and approx. 230 horses. Maine Chance Farms is one of the top five stud farms in ZA. We bought the farm from Graham Beck in 2002. And we leased an additional 80 ha of Madeba, the Graham Beck wine estate near Robertson where we produce Lucerne to be self-sufficient.
In Europe, we own and operate farms of similar sizes in Germany and the UK. This is just to explain, that we are passionate horse breeders beside our main business, which is Coffee and Chocolate.
2. We acquired Litchfield as we are growing the number of our horses at Maine Chance Farms and need more space. We know, the Litchfield soil is excellent for horses, because the previous owner was a very successful breeder. While the previous owner did not use the farm for horses since 2010 when we bought all his mares, we are now planning to send several 20 barren and maiden mares (no foal at foot) that can live rather independently with no daily veterinary controls etc.
3. We are breeding thoroughbred horses. Thoroughbreds are used for horse racing. Key elements for a successful thoroughbred are a strong heart and lung capacity and good bones. This is why thoroughbreds live in paddocks, not in stables. They are outside 24 hours/7 days to live and develop as naturally as possible. This is fundamentally different to warmbloods/riding horses that are stabled.
This is why we don't need the stables.
4. We will keep and renovate the former stallion barn as a back-up for a horse that needs treatment or has to box rest. We also plan to build a wooden shed in the fields as a shelter. Horses sometimes like a shelter against insects.
5. None of the current stables have been used in the past 12+ years for horses or agriculture. They were empty and they started to rot.
Instead of letting the stables rot or being demolished, we feel we can make better use of them by converting them into living space.

6. It makes economic sense to convert all the stables into guest-spaces. It allows us to create 18 rooms, yoga and gym. If we would only convert one barn and keep the other one as is, we would get <13 rooms, which generate less revenue while still being faced with the same cost structure to build/service the restaurant, gym, yoga, spa) e.g. it would be financially difficult. Plus, more importantly, it would make no sense aesthetically to keep one stable as is, as it will not be used and continue to rot.
7. We intend to use the rooms for our family, friends, as a seminar location for our companies and as a lodge for horse breeders who visit the studs in the Robertson valley. The Valley is the home of 1.500 thoroughbred horses that attract many South African and overseas customers. We intend to use the lodge for horse seminars and conferences on horse topics such as export, vaccinations and other topics relevant for ZA, all based on our partnership with Klawervlei Stud, Normandy Stud and Highlands Stud as well as our connections in the global thoroughbred industry.
8. Obviously, the additional use of the farm as a lodge would create additional jobs in the valley.

We seriously hope that you support our initiative to revitalize horse breeding at Litchfield and to allow us to convert the stables into living spaces to make better use of the farm in partnership with the neighboring farms.

I will be in South Africa from July 10 to 12 and available at any time to explain the project in more detail.

With kind regards



Dr. Andreas Jacobs