



OUR REFERENCE : 20/9/2/4/7/351
YOUR REFERENCE : MOS618/06
DEA&DP REFERENCE : 16/3/3/1/D6/37/003/22
ENQUIRIES : Cor van der Walt/David Lakey

Cape Environmental Assessment Practitioners
PO Box 2070
George
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Att: Melissa Mackay

DRAFT BASIC ASSESSMENT REPORT
PROPOSED STEENEKAMP PRIMARY DWELLING: DIVISION MOSSEL BAY
PORTION 19 OF THE FARM 257 MISGUNST AN DE GOURITZ RIVIER, VLEESBAAI

The Draft Basic Assessment Report dated 10 March 2022 has reference.

Aquifer Resource Management have appointed Cape Environmental Assessment Practitioners (Pty) Ltd to facilitate a Draft Basic Assessment Report, to exercise the applicant's primary right to construct a Primary Dwelling on Portion 19 of Farm 257, which is ± 8.62 ha in extent, located within the Fransmanshoek Conservancy. The Primary Dwelling will be ± 500 m² in size, with a ± 70 m access road connecting to the existing road network. The portion is zoned Agriculture Zone I, however, the property is not utilized for agriculture, rather, as an area of conservation. As per the Cape Farm Mapper tool, the Fransmanshoek Conservancy consists of Cape Seashore Vegetation and Hartenbos Dune Thicket.

There are a number of properties within the Fransmanshoek Conservancy that are below 10ha in extend, as a result of past subdivisions. Each of these portions are zoned as Agriculture Zone I and are subjected to a Primary Dwelling as a primary right, therefore, has the potential to encroach on the Critical Biodiversity Area in the form of a Residential Node and be intrusive towards the objectives of the Fransmanshoek Conservancy.

The Western Cape Department of Agriculture: Land Use Management office provides the following comment.

- i. From a purely Agricultural perspective, Portion 19 of Farm 257 is subjected to a Primary Dwelling unit as a Primary Right under the Agriculture I Zoning scheme. The WCDoA: LUM office has no objection towards the application, on condition that the Active Littoral Zone be excluded from development and that the mitigation measures presented in the EMPr are strictly adhered to and monitored for compliance.

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

2022-04-29

Copies:

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