

PORTIONS 14, 15 & 18 OF THE FARM RONDE VALLEY NO 187 DIVISION GEORGE

SUBDIVISION AND CONSOLIDATION



CLIENT: DERBYHOUSE LIMITED

PREPARED BY: MARIKE VREKEN URBAN AND ENVIRONMENTAL
PLANNERS



FEBRUARY 2014

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SECTION A :

BACKGROUND

1. BACKGROUND

Marika Vreken Urban and Environmental Planners have been appointed by DERBY HOUSE LIMITED (see *Error! Reference source not found.*) to apply for the subdivision and consolidation of Portions 14 and 15 of the Farm Ronde Valley No 187, Division George I order to amend the existing farm boundaries. Application is therefore hereby made for:

- (i) Consolidation of Portions 14 and 15 of the Farm 187 Ronde Valley No 187 to create a new property measuring 22.58 hectares in extent;
- (ii) The subdivision of the consolidated property (Portion 14 and 15 of the Farm 187 Ronde Valley) into three portions, namely:
 - a. Portion 'A' measuring 5.90 hectares in extent
 - b. Portion 'B' measuring 8.33 hectares in extent
 - c. Portion 'C' measuring 8.33 hectares in extent
- (iii) Consolidation of Portion 18 of the Farm 187 Ronde Valley No 187 with Portion 'A' to create a new property measuring 36.45 hectares

in terms of Section 24 of the Land Use Planning Ordinance 1985 (Ordinance 15 of 1985) and in terms of the Subdivision of Agricultural Land Act, 1970 (Act 70 of 1970). Refer to **ANNEXURE B** for application forms.

2. PROPERTY DESCRIPTION SIZE AND OWNERSHIP

A Copy of the relevant Title Deeds of the subject properties, containing the details outlined below is contained in **ANNEXURE DC**.

PROPERTY DETAIL	PORTION 14	PORTION 15	PORTION 18
Property Description	Portion 14 (Ronde Valley E) of the Farm Ronde Valley No. 187, in the Municipality of Knysna and Division of George, Province of the Western Cape George	Remainder of Portion 15 of the Farm Ronde Valley No. 187, in the Municipality of Knysna and Division of George, Province of the Western Cape George	Portion 18 (a Portion of Ronde Valley B) of the Farm Ronde Valley No. 187, Division George in the Knysna Municipality
Title Deed No	T18970/2009	T18970/2009	T14845/2009
Property Size (ha)	8,4430	14,0371	30,0188
Registered Owners	SEDGE BAY Limited Incorporated in the	SEDGE BAY Limited Incorporated in the	DERBYHOUSE Limited Incorporated in the

SECTION B : CONTEXTUAL INFORMANTS

The application area is located approximately 5km north west of the Sedgefield CBD on the western shores of the Swartvlei Lake, within an existing established tourism node. The application is located north west from Pine Lake Marina Holiday Resort.

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4. CURRENT LAND USE AND ZONING

4.1. LAND USE

The application area is currently being used for agricultural purposes (pine plantations).

4.2. ZONING

The application area is currently zoned as “Agricultural Zone” in terms of the applicable Section 8 Zoning Scheme Regulations.

5. SURROUNDING LAND USES AND CHARACTER OF THE AREA

The surrounding area is characterised by resort development (rural node) as well as the Garden Route National Park to the north and south of the application area. The land uses in close proximity to the application area could be described as follows:

Trails End Private Estate:	north of the application area;
Pine Lake Marina Resort:	south east of the application area;
Bay Water Village Resort:	south east of the application area;
Rondevlei Primary School:	northwest of the application area;
Garden Route National Parks:	North of the application area
Approved resort on Ptn 101/187	south east of the application area;
Swartvlei Railway siding on Ptn 5 / 187	south east of the application area;
Rural residential uses	

The figures below shows some of the surrounding land uses in the area



FIGURE 2: TRAILS END PRIVATE ESTATE



FIGURE 3: TRAILS END PRIVATE ESTATE



FIGURE 4: PINE LAKE MARINA RESORT



FIGURE 5: PINE LAKE MARINA RESORT

The character of the area can be defined as being surrounded by agricultural, residential and business land uses

6. SITE CHARACTERISTICS

The application area is vacant with no permanent structures or other forms of development visible on the site.

6.1. Biodiversity Analysis

Figure 6 below shows an aerial view of the application area. From this aerial view it is clear that the property is covered by alien pine trees.

The application area is transformed and mostly covered by a pine plantation. According to the National Spatial Biodiversity Assessment, the ecological status of the application area is "least threatened".

A Biodiversity analysis was conducted by Nature Management Services in Association with Eco Route Environmental Consultancy.

The application area is a roughly wedge shaped piece of land with a roughly east-west long axis. The area is situated on an old settled dune field with highly mobile sand. It abuts the shoreline of Swartvlei Lake for a distance of approximately 280 meters and encloses a small village of holiday homes on the shore of the lake. The site falls within the control area for the Wilderness National Park.

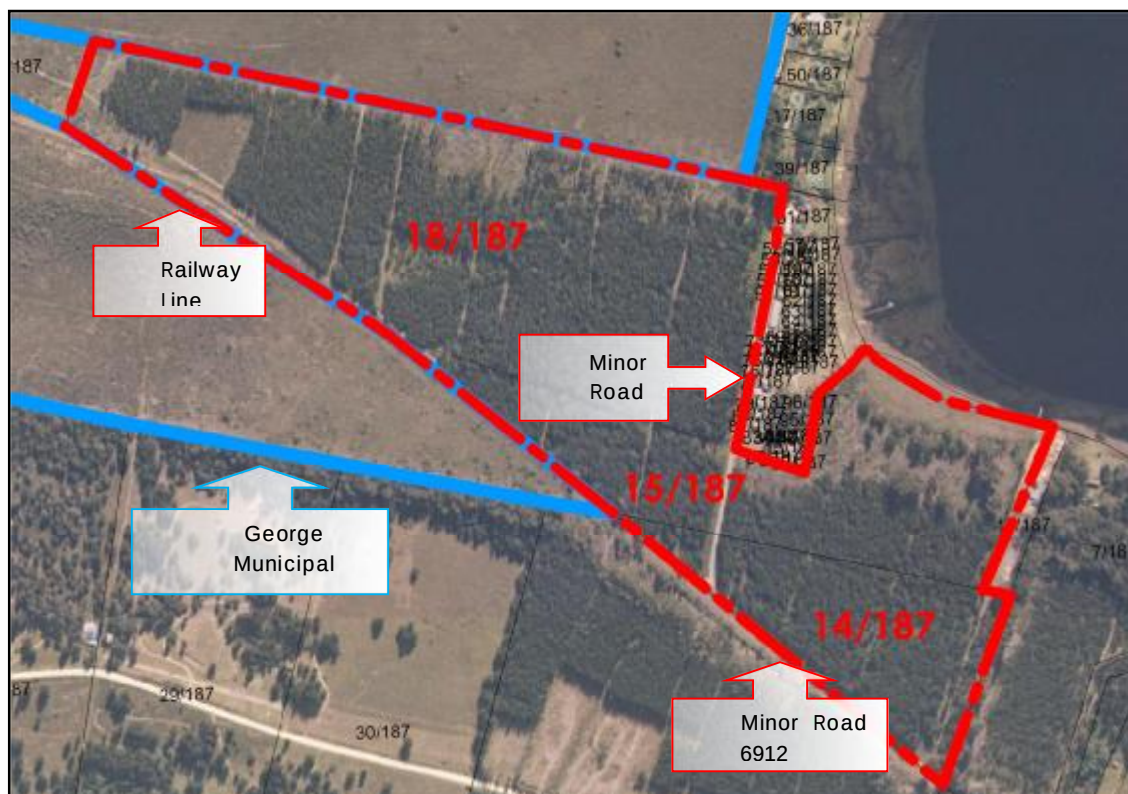


FIGURE 6: AERIAL VIEW OF APPLICATION AREA

The Biodiversity Index of the Site is “Medium-Low” it was determined taking the following ecological parameters into account:

- Vegetation Analysis – the arable portion of the site is disturbed and transformed. The presence of the Pine trees on the site has a negative impact on the soil fertility.
- The identified vegetation on site is Rondevlei Sandplain Fynbos .
- Localized pockets of Sandplain Fynbos occur on site. These communities are semi-isolated and can only be linked to other Fynbos communities on the adjacent land through ecological corridors that has to be identified once the scale and draft layout of the proposed School is available.
- The indication of any faunal activities were low this can directly be linked to the fact that the natural habitat is largely destroyed and or isolated.

The proposed amendment of farm boundaries will have no impact on the biodiversity of the site. In fact, it could improve the connectivity on the western side of OP 6193, as there will be only one property wedged between sections of the Garden Route National Park and there will be less fencing.

6.2. Agricultural Impact

An Agricultural Impact Assessment was conducted by Basie Robertson, Agricultural Specialist. The study concluded that:

Due to the lack of irrigation water, the potential is limited to dryland production or plantation forestry. The options for dryland crops are limited to annual and perennial grasses. The latter is the preferred option due to wind- and water erosion when soil is exposed during frequent cultivation thereof.

A soil investigation of portions 14, 15 + 18 of Ronde Valley 187 were undertaken to determine its potential for agriculture. The soils are classified as deep Fernwood soils, very sandy, low in water holding capacity and very low in pH and most macro & micro nutrients. No irrigation water is presently available. Dry land farming, apart from the existing plantation forestry, will consist of perennial grass pasture suitable for extensive grazing.

Future agricultural development will depend on the quantity of water that can be harvested on site as well as the possibility of boreholes to supplement this irrigation source. Intensive farming systems such as horticultural crops under protection, nurseries, chickens and horses are possibilities.

The intention of the owners is to continue to use the properties for farming purposes, hence the proposed amendment of boundaries will have no impact whatsoever on the agricultural potential of the property.

6.3. Built Environment

The only man-made characteristics on the site comprise of the existing public roads that bisect Portions 14 & 15 and that abuts the eastern boundary of Portion 18:

- Minor Road 6912 is aligned along the southern boundary of Portion 14; and
- Minor Road 6913 bisects Portions 14 and 15 and borders the eastern boundary of Portion 18.

A 20m wide road reserve has to be allowed for these public roads. The George Knysna railway line also runs along the southern boundary of the application area. An existing railway station exists to the southeast of the application area.



FIGURE 7: EXISTING MINOR ROAD 6913 ALONG EASTERN BOUNDARY OF PORTION 18



FIGURE 8: MINOR ROAD 6912 AND RAILWAY LINE ALONG THE SOUTHERN BOUNDARY OF THE APPLICATION AREA

SECTION C : PROPOSAL

7. AMENDMENT OF FARM BOUNDARIES

It is proposed to amend the farm boundaries of Portions 14, 15 and 18 of the farm 187 Ronde Valley so that

- (i) Portion 18 of 187 measures 36.45 hectares with access to the Swartvlei
- (ii) Portion 'B' measures 8.33 hectares
- (iii) Portion 'C' measures 8.33 hectares

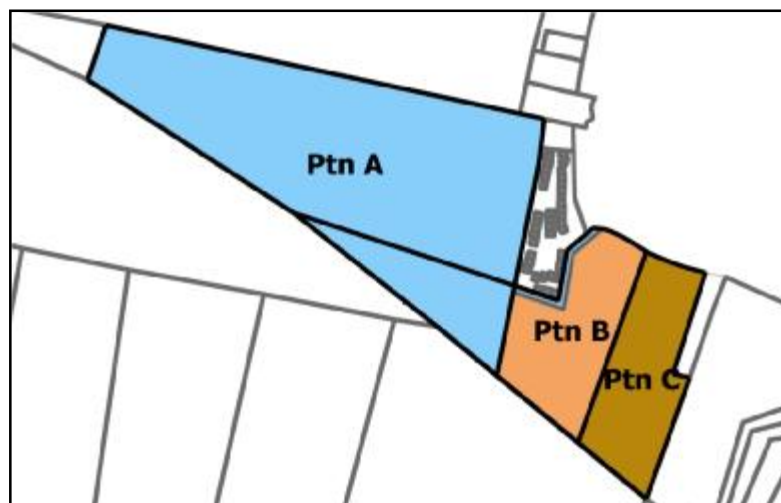


FIGURE 9: PROPERTY BOUNDARIES AFTER SUBDIVISION AND CONSOLIDATION

In order to achieve the desired property boundaries, the following applications must be lodged.

7.1. Consolidation

It is proposed to consolidate Remainder of Portion 15 and Portion 14 of the Farm Ronde Valley No 187 so that the new proposed farm (referred to as consolidation 1 on the subdivision plan) size measures 22.48 hectares.

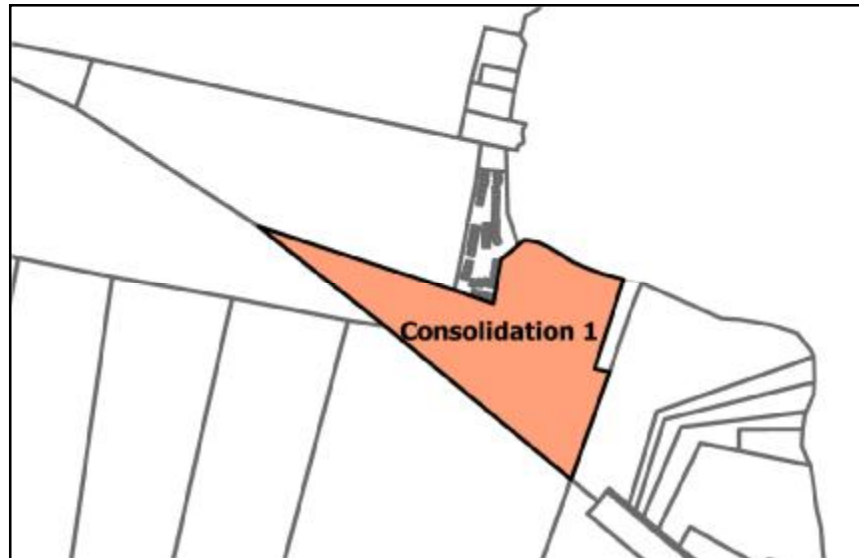


FIGURE 10: PROPERTY BOUNDARIES AFTER SUBDIVISION AND CONSOLIDATION

7.2. Subdivisions

Application is made in terms of Section 24 of the Land Use Planning Ordinance, 1985 (Ordinance 15 of 1985) and the Subdivision of Agricultural land Act, 1970 (Act 70 of 1970) for the subdivision of new proposed farm (consolidation 1) into three portions, namely;

- (i) Portion 'A' = 5.90 ha
- (ii) Portion 'B' = 8.33 ha
- (iii) Portion 'C' = 8.33 ha

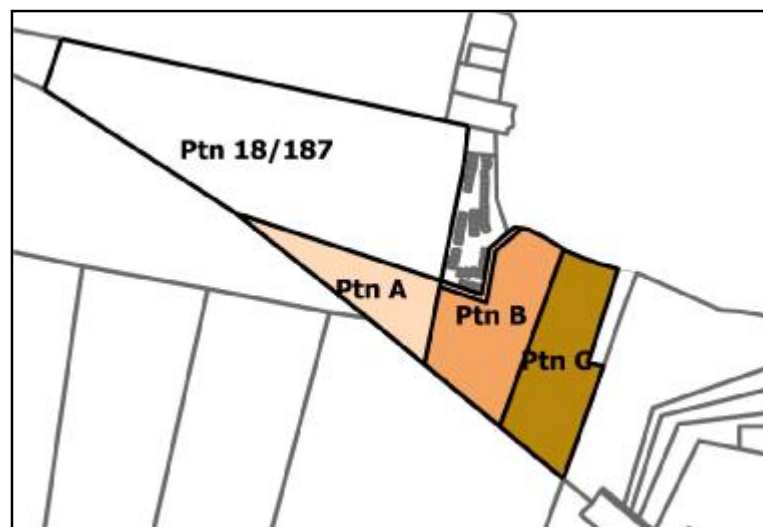


FIGURE 11: PROPOSED SUBDIVISION

The first proposed subdivision line will be located 593.3m south east from the north western corner of the new consolidated farm boundary towards the south eastern corner portion 18 of the farm 187 Ronde valley. A 15m wide road reserve from the south east corner of portion 18 of the farm 187, connected to the edge of the lake will form part of the subdivision. The second subdivision line will be located 832.7m south east from the north western corner of the new consolidated farm boundary towards the edge of the lake (referred to as point M).

7.3. Consolidation

It is proposed to consolidate Portion 'A' measuring 5.90 ha with Portion 18 of the Farm Ronde Valley No 187 so that the total size of Portion 18 of the Farm No 187 measures 36.45 ha.

There are currently no servitudes located within the farm boundaries of portion 14, 15 and 18 of the farm 187

The size of these proposed subdivisions is consistent with the reigning property sizes in the area and no additional farming units will be created as a result of the amendment.

No municipal services exist in this area, and no municipal services are required as a result of the proposal.

SECTION D :

MOTIVATION

8. MOTIVATION

The following points must be taken into account when evaluating the desirability of this application:

8.1. Agricultural Potential

As a result the amended boundary of portion 18 of the farm 187 the viability of the area will be vastly improved. The current size of the portion is 30.5542 ha. It is proposed through the amendment that the portion 18 of the farm 187 will measure 36.45 ha. This allows a greater area for future agricultural uses.

The newly amended boundaries proposed as portion 'A' and portion 'B' will not be adversely affected by the new proposed boundaries. Although proposed portion 'A' and B will be the smallest. Of the amended boundaries it still boasts striking features that will support agriculture purposes. The application area in general has a high potential for agricultural uses. Due to the size of portion 18 of the farm 187 small scale farming of a specialised and or high valued agricultural product would, however, be appropriate on the property. For this type of activity to be viable it is the considered opinion that the proposed property size, 36.45 ha will be appropriate. Portion A and B is well situated on the edge of Swartvlei allowing the opportunity for property to facilitate small agricultural purposes with the expansion of tourism on the proposed farm portions

The proposed amendment of boundaries will not impact negatively on the agricultural potential of the properties.

8.2. Consistency with Property Sizes in the Area

The property exists within a cluster of smaller and larger farms in the area that range in size from 0,46ha to around 216 ha with an average size of 31.45ha.

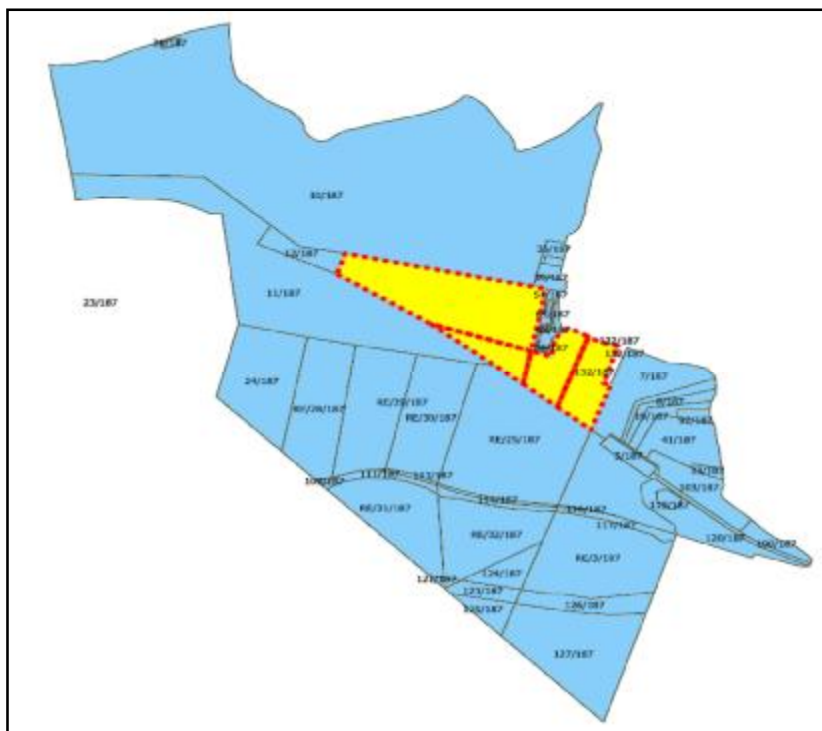


FIGURE 12: SURROUNDING FARM BOUNDARIES WITH AN AVERAGE SIZE OF 31.45 HA

The proposed amendment of property boundaries will therefore bring one of the three property properties closer into line with the prevailing average property size. The remaining properties will be smaller than the average property sizes but will still be consistent with the character of the existing pattern of property sizes.

8.3. Accessibility

The subject area is located in close proximity to the N 2 National Route providing sufficient access to the subject area through Remainder road. The amended properties will all have direct access to OP6193 also eliminating any inadequate property shapes previously formed by Remainder road. Resulting in better access from properties to the road

The amendment of farm boundaries will therefore not require any amendments to the access provision to the properties.

8.4. No change in Land Use and no Impact on Existing Rights

The amendment of property boundaries proposal does not involve any change land use rights on the property; hence the proposal will not have any impact whatsoever on any existing land use rights.

9. CONCLUSION

In light of this motivation, it is clear from the foregoing report that the application for

- (i) Consolidation of Portions 14 and 15 of the Farm 187 Ronde Valley No 187 to create a new property measuring 22.58 hectares in extent;
- (ii) The subdivision of the consolidated property (Portion 14 and 15 of the Farm 187 Ronde Valley) into three portions, namely:
 - a. Portion 'A' measuring 5.90 hectares in extent
 - b. Portion 'B' measuring 8.33 hectares in extent
 - c. Portion 'C' measuring 8.33 hectares in extent
- (iii) Consolidation of Portion 18 of the Farm 187 Ronde Valley No 187 with Portion 'A' to create a new property measuring 36.45 hectares

Is desirable and it is therefore recommended that the application for the proposed amendments of the farm boundaries be supported by the relevant authorities and expeditiously approved by Council.

MARIKE VREKEN URBAN AND ENVIRONMENTAL PLANNERS
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