



OUR REFERENCE : 20/9/2/4/7/021
YOUR REFERENCE : MOS735/08
DEA&DP REFERENCE : 16/3/3/1/D6/3/0003/23
ENQUIRIES : Cor van der Walt/Kyle Solomons

Cape EAPrac
PO Box 2070
GEORGE
6530

Att: MS. Louis-Mari van Zyl

DRAFT BASIC ASSESSMENT REPORT
PROPOSED RESIDENTIAL DEVELOPMENT
DIVISION: MOSSEL BAY
PORTION 31 OF FARM NO. 250

Your application of 16 February 2023 has reference.

The proposed Orbaai residential development entails the subdivision of approximately 4.9ha of the 23,77ha farm to be rezoned. The development entails 13 single unit residential zone I ervens with a total footprint of 0,9ha. Internal private of approximately 2,6ha and utility services including roads. As part of the footprint the applicant intends to rezone an existing infrastructure on the farm to Business Zone III with a foot print 0,3ha where the existing house is situated. The first floor of the existing infrastructure will be used for flats. Additionally, a General Residential Zone V is being applied for the existing Sandpiper Leisure Centre with four added guest rooms which form part of the existing infrastructure.

The Western Cape Department of Agriculture: Land Use Management (WCDoA: LUM) has reviewed the report and provides the following comments:

- I. From an agricultural perspective the Western Cape Department of Agriculture: Land Use Management has no objection to the proposed development.

Please note:

- That this is comment to the relevant deciding authorities in terms of the National Environmental Management Act no.107 of 1998.
- 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. C.J. van der Walt

LANDUSE MANAGER: LANDUSE MANAGEMENT

2023-03-22

Copies:

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