



PORTION 2 OF THE FARM BOTRIVIER NO. 474, DIVISION CALEDON: APPLICATION FOR CONSENT USE: FUTURE PLAN TOWN & REGIONAL PLANNERS ON BEHALF OF RHP REUVERS

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-Law) that an application has been received for a **consent use** in terms of Section 16(2)(o) of the By-Law to permit a shooting range on the property.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town and Spatial Planning, Paterson Street, Hermanus and at the Kleinmond Library, Fifth Avenue, Kleinmond. Any comments must be in writing in accordance with the provisions of Sections 51 and 52 of the By-Law to reach the Municipality (16 Paterson Street, Hermanus / (f) 0283132093 / loretta@overstrand.gov.za) on or before **25 October 2024**, quoting your name, address and contact details, interest in the application and the reasons for comment. Telephonic enquiries can be made to **Mrs. H van der Stoep** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town and Spatial Planning Department where a municipal official will assist them in order to formalize their comment.

GEDEELTE 2 VAN PLAAS BOTRIVIER NR. 474, AFDELING CALEDON: AANSOEK OM VERGUNNINGSGEBRUIK: FUTURE PLAN STAD- EN STREEKBEPANNERS NAMENS RHP REUVERS

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) dat 'n aansoek om **vergunningsgebruik** ingevolge Artikel 16(2)(o) van die Verordening ontvang is om 'n skietbaan op die eiendom toe te laat.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stads- en Streekbepanning, Patersonstraat 16, Hermanus en by die Kleinmond Biblioteek, Vyfdelaan, Kleinmond. Enige kommentaar op die voorstel moet skriftelik wees ingevolge Artikels 51 en 52 van die Verordening en die Munisipaliteit (Patersonstraat 16, Hermanus / (f) 0283132093 / loretta@overstrand.gov.za) bereik voor of op **25 Oktober 2024**, met u naam, adres en kontakbesonderhede, belang in die aansoek sowel as die redes vir kommentaar. Telefoniese navrae kan gerig word aan **Me. H van der Stoep** by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stads- en Streekbepanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

INGXENYE YESI-2 YE-FAMA ESE-BOTRIVIER NO. 474, ICANDELO LASE-CALEDON: ISICELO SOKUSETYENZISWA KWEMVUME: FUTURE PLAN TOWN KWAKUNYE NE REGIONAL PLANNERS EGAMENI LIKA-RHP REUVERS

Kukhutshwe isaziso esimayela nemiba yeSolotyama48 loMthethwana kaMasipala osisiHlomelo soMthetho kaMasipala waseOverstrand ngeziCwangciso zokuSetyenziswa koMhlaba ku2020, ukuba isicelo sifunyenwe **sokusetyenziswa kwemvume** ngokweCandelo le 16(2)(o) loMthetho kaMasipala ukuze kuvumeleke uluhlu lokudubula kwi-propati.

linkcukacha ezipheleleyo mayela nesi siphakamiso ziyafumaneka ukuze sihlolwe kwiintsuku zaphakathi evekini ukusukela kwintsimbi ye08:00 neye16:30 kwiSebe: Izicwangciso zeDolophu, Paterson Street, Hermanus nakwiThala leeNcwadi elise-Kleinmond, Fifth Avenue, Kleinmond. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokweziboneleleo zeSolotyama51 nelama52 loMthethwana ochazwe ngentla zifike kwaMasipala (16 Paterson Street, Hermanus / (f) 0283132093 / (e) loretta@overstrand.gov.za) ngomhla okanye ngaphambi komhla wama-**25 Oktobha 2024**, uchaze igama lakho, idilesi neenkukacha zakho, umdla wakho kwesi sicelo nezizathu zakho zokuhlomla. Imibuzo ngefowuni ingabuzwa ku**Nkskz. H van der Stoep** kwa028-313 8900. UMasipala angala ukwamkela izimvo ezifike emva komhla wokuvala. Nabani na ongakwaziyo ukufunda nokubhala angahambela iSebe Lezicwangciso zeDolophu apho igosa liza kumnceda ahlomle ngokusemthethweni.



PORTION 2 OF FARM 474, CALEDON

APPLICATION IN TERMS OF SECTION 16 OF THE OVERSTRAND MUNICIPALITY AMENDMENT BY-LAW ON MUNICIPAL LAND USE PLANNING OF 2020 FOR:

- *Section 16 (2) (o) - Consent use provided for in the zoning scheme:*
 - *Permission for Council's consent to permit a place of instruction.*

Application prepared for:

Russel Henwood Peter Reuvers & Overstrand Municipality

Application prepared by:

Future Plan Town and Regional Planners

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Submitted:

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1. SUMMARY & APPLICATION PARTICULARS

1.1. Application Summary

Herewith, a land use planning application is made in terms of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning of 2020 (OMLUS) for:

- *Section 16 (2) (o) - Consent use provided for in the zoning scheme:*
 - *Permission for Council's consent to permit a place of instruction as defined in the OMLUS.*

1.2. The Application

Application is made for the Council's consent to permit a place of instruction on Portion 2 of Farm 474, Caledon. A shooting range on the subject farm is proposed to be created and managed. Please note that a portion of this property and a portion of the adjacent property (Portion 1 of Farm 474) have been used as an existing facility (approved) for several years now and consist of a shooting range and associated buildings. This application is thus an extension of the same sort of use, but only on a portion of Portion 2 of Farm 474.

The additional range will feature two areas consisting of 4 710m² and 1 710m², respectively. The larger section will be used for small firearms, such as 9mm, .223, and 7.62mm gauge firearms. Additional safety measures include the construction of 6m high berms that will eliminate off-target shots. This facility is exclusively used for training purposes only and is not open to the public. It is imperative to note that the new shooting range is a separate entity from the existing shooting range.

Existing shooting range: Shooting Club & Place of Instruction on how to handle firearms, operated by the owner of the farm

Proposed shooting range: Training purposes, and not associated with the existing shooting range.

Associated infrastructure includes chemical toilets, non-permanent wooden structures to provide a shaded covering for members, and a structure used to control the movement of vehicles and members.

In a letter dated 4 June 2024 from the Overstrand Municipality, the following additional information was requested, and subsequently addressed below:

- *The site plan does not show all the structures as per our GIS aerial map.*

Please refer to the attached SDP titled "Site Development Plan_Additional". This document is essentially the originally submitted SD with an aerial photograph overlay showing all structures indicated on the aerial photograph. The structures include two (2) containers for storage purposes, shade cloth at each range to provide shaded covering to members, and a 10m x 5m structure used for meetings and safety briefs during shooting meets.





- *Clarify the necessity of another shooting range.*

Please refer to Section 1.2, above. As stated, the existing shooting range is a members-only facility. In contrast, the additional shooting range is for training purposes and is not to be associated with the existing shooting range.

- *Address the building that encroaches over the 30m building line.*

Please note that the Site Development Plan_Additional” clearly depicts that no structures are within the 30m building lines.

- *Rectify all land uses, including that of adjacent properties.*

Please refer to Sections 2.1 and 2.2 for clarity on this matter.

1.3. Desirability

For an informed decision by the Authorised Official, it is crucial to address the need and desirability of an application. Desirability is measured in terms of Section 66 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning of 2020 and Section 49 of the Western Cape Land Use Planning Act of 2014. Herewith are the measures of the desirability of the application:

- The proposal will not detract from the abutting farm owners in terms of noise pollution. Since its inception, the owners have been unaware of any complaints against the facility.
- The potential impact on the municipal service's capacity is insignificant as no connection to water supply, electricity, or sewerage is required.
- Chemical toilets will be installed to reduce the impact on municipal service's capacity.
- The facility provides a recreational activity that promotes an outdoor lifestyle.
- The facility further provides training to law enforcement officials and associated personnel that ensures the safety and security of the residents.
- No threat to the health and safety of the surrounding community is envisaged.
- The proposal is in line with the applicable SDF and other regulatory documentation.
- No negative impact is envisaged on the character of the surrounding area.

Thus, this office believes that the proposal can be deemed desirable.





1.4. Agriculture Potential

Portions 1 and 2 of Farm 474 are zoned as Agriculture Zone 1. The farms' primary use is agriculture. Due to various factors, very few agriculture activities are currently taking place on the application sites, mostly because of the sand soil condition with a very high pH level and the bedrock near the surface. The Pine Trees provide additional security and sound depression, which is good for such an activity.

Pine trees, which are not indigenous to this area, were planted all over the Overberg area and were used to produce various products such as furniture, paper, and building supplies. However, this practice was abandoned for several reasons. Retrospectively, this has resulted in the alteration of the soil and the destruction of the natural vegetation. The result is that the application sites have no indigenous vegetation, such as Fynbos. This is also confirmed by the Department of Environmental Affairs and Development Planning, attached hereto as Annexure D.



2. CHARACTER OF ENVIRONMENT

2.1. Zoning, Utilisation, and Ownership

Zoning: Agriculture Zone 1 (AGR1)

- Primary Uses: agriculture, crèche, dwelling house, guest rooms, and home occupation.
- Consent Uses: Consent uses are additional dwelling units, agricultural industry, animal care centre, aquaculture, daycare centre, farm shop/stall, fertiliser plant, guest house, hotel, institution, intensive animal farming, intensive horticulture, lodge, mining, place of assembly, place of entertainment, **place of instruction**, plant nursery, riding stables, service trade, tourist accommodation, tourist facilities, transmission apparatus, utility services, wellness centre, and 4x4 trail.

Current Land Use:

The owner and his family's main dwelling are south of R43 Hermanus Road. The owner continuously clears the southeastern side (below the R43) to ensure grazing areas for his cattle and that alien eradication is done to the best of his ability with the income from the farm. Also on the application site is a private airstrip and hangers.

In addition, the existing shooting range forms part of a shooting club. Operated by the owner of the subject farms.

Ownership:

A perusal of the title deed revealed that no restrictive conditions could prohibit the approval of this land use planning application. Below are the details of the subject title deed.

Property Description	Portion 2 of Farm Botrivier No. 474
Ownership	Russel Henwood Peter Reuvers
Extent	96,7885ha (Title Deed)
Title Deed Number	T320/1976



2.2. Location and Surrounding Land Uses

The subject Farms are situated on the periphery of the Overstrand Municipal area on the R43 Hermanus Road, towards Botrivier. The area has agricultural and tourism-related activities, ranging from a mine, restaurants or eateries, wine farms, and short-stay accommodation facilities.

Remainder of Farm 474, Caledon (north and east of the application site) is used as a quarry for the excavation of raw materials that are transported to a nearby facility which is then converted into building materials and an agriculture entity.

Farm 470, Portion 326 of Farm 542, and Remainder of Farm 542, Caledon (west and south of the application site) are owned by various owners which all are in the agricultural sector. Farm 470 also has a place of instruction known as Honingklip.

2.3. Municipal Services, Access, and Parking

It can be argued that the existing and proposed shooting range would not need much municipal services.

Water:	Water is not required to operate the facility. Patrons can purchase bottled water for consumption purposes only.
Sewerage:	Chemical toilets will be implemented to reduce the installation of traditional sewerage facilities.
Refuse Removal:	Refuse (dispensed shells) generated from the facility are disposed of in an environmentally safe manner and according to regulations. Other refuse will be collected, stored, and disposed of at the nearest dumping facility.
Electricity:	No electrical supply is required for the facility. Should one be required, the owner will implement solar energy measures to generate the required amount of electricity.
Stormwater:	Stormwater facilities are not considered a factor, considering the land use activity.
Access and Parking:	Access is from the R43 Hermanus Road, and an internal road (3m wide) will take patrons to the facility. Adequate parking is available on-site.



4. LEGISLATION

Overstrand Municipality Spatial Development Framework (May 2020)

The Overstrand Municipality Spatial Development Framework (SDF) for 2020 likely outlines the long-term vision and plan for the spatial organisation and development of the municipality. This includes aspects such as land use, infrastructure, economic development, and environmental conservation.

Regarding recreational facilities on agricultural land, the SDF would likely address the balance between preserving agricultural areas and meeting the recreational needs of residents and visitors. It might propose strategies for providing recreational amenities while minimising impacts on agricultural activities. This could involve identifying suitable locations for recreational facilities that don't conflict with prime agricultural land and considering zoning regulations and land-use policies to guide sustainable development. The SDF may also prioritise preserving key agricultural areas while encouraging the adaptive reuse of marginal or underutilised agricultural land for recreational purposes. Overall, the SDF aims to balance supporting agriculture, promoting economic development, and enhancing the quality of life for residents through access to recreational opportunities.

The application site is not deemed to have high agricultural potential. However, the proposal offers a sustainable use of land that complements the tourism sector and economic development.

Overstrand Integrated Development Plan (May 2020)

The Overstrand Integrated Development Plan (IDP) 2020 serves as a comprehensive strategic framework for guiding the municipality's development over a specified period. It typically integrates various sectoral plans, policies, and priorities to address the municipality's socio-economic, environmental, and spatial development challenges.

Concerning recreational facilities on agricultural land, the IDP would aim to balance the preservation of agricultural areas with the provision of recreational amenities for residents and visitors. This might involve identifying opportunities for developing recreational facilities on non-prime agricultural land or marginal areas while safeguarding the viability of agricultural activities.

The IDP may also prioritise the enhancement of multi-functional landscapes that accommodate both agricultural production and recreational uses, thereby promoting sustainable land use and rural development. It could propose strategies such as land-use zoning, site selection criteria, and partnership models to ensure





the effective integration of recreational facilities within agricultural landscapes while minimising potential conflicts and maximising socio-economic benefits.

Overall, the Overstrand IDP seeks to promote the coexistence of agriculture and recreation as complementary components of the municipality's socio-economic and spatial development, fostering a balanced and sustainable approach to land use and resource management.

Overstrand Municipal Growth Management Strategy (2010)

The Overstrand Municipal Growth Management Strategy, developed in 2010, aimed to provide a comprehensive framework for sustainable development in the Overstrand municipality. It focuses on managing growth to preserve the region's natural environment, promote economic prosperity, and enhance social well-being. The strategy includes measures for land use planning, infrastructure development, environmental conservation, and community engagement to ensure balanced and managed growth across the municipality.

The application sites are not enlisted within the Strategy parameters. Still, it would be safe to assume that by applying the strategy's main focus points to the application, the proposal is in line with economic prosperity, social well-being, and the preservation of the natural environment.

Overstrand Municipality Amended By-Law on Municipal Land Use Planning (2020)

It is essential to consider Section 66 of the Overstrand Municipality Amended By-Law on Municipal Land Use Planning in terms of the "General criteria for consideration of applications":

- When the Authorised Official or Municipal Planning Tribunal considers an application, it must have regard to the following:
 - the application submitted in terms of this By-law;
 - the procedure followed in processing the application;
 - the desirability of the proposed utilisation of land and any guidelines issued by the Provincial Minister regarding proposed land uses;
 - the comments in response to the notice of the application and the comments received from organs of state and internal departments;
 - the response by the applicant to the comments referred to in paragraph (d);
 - investigations carried out in terms of other laws which are relevant to the consideration of the application;
 - a registered planner, or a planner eligible for registration, written assessment, which includes:





- an amendment of a Spatial Development Framework or land use scheme
- an approval of an overlay zone contemplated in the land use scheme
- a phasing, amendment or cancellation of a subdivision plan or part thereof
- a determination of a zoning
- a rezoning
- the integrated development plan and Municipal Spatial Development Framework;
- the applicable Local Spatial Development Frameworks adopted by the Municipality;
- the applicable policies of the Municipality that guide decision-making;
- the Provincial Spatial Development Framework;
- where applicable, the regional spatial development framework;
- the policies, principles, planning and development norms and criteria set by the national and provincial government;
- the matters referred to in Section 42 of the Spatial Planning and Land Use Management Act;
- the principles referred to in Chapter VI of the Land Use Planning Act; and
- the relevant provisions of the land use scheme.
- An Authorized Official or Municipal Planning Tribunal must approve a site development plan submitted to the Municipality for approval in terms of applicable development parameters or conditions of approval if the site development plan—
 - is consistent with the development parameters of the zoning;
 - is consistent with the development parameters of the overlay zone;
 - complies with the conditions of approval; and
 - complies with this By-law.
- When a site development plan is required in terms of development parameters or conditions of approval—
 - the Municipality may not approve a building plan if the site development plan has not been approved; and
 - the Municipality may not approve a building plan that is inconsistent with the approved site development plan.

The proposal is not considered a deviation from the requirements above. The proposal aims to sustainably utilise land that offers no viable alternative (agricultural activities). The proposal serves the surrounding community by providing recreational activities and economic prosperity.





Planning Principles

The proposed development supports the principles of Chapter VI (Article 59) of the Land Use Planning Act (LUPA), Act 3 of 2014, and Chapter 2 (Article 7) of the Spatial Planning and Land Use Management Act (SPLUMA), Act 16 of 2013, as follows:

Spatial Justice

Refers to the need to redress the past apartheid spatial development imbalances and aim for equity in the provision of access opportunities, facilities, services, and land.

The proposed application will not perpetuate past apartheid spatial development imbalances by implementing the place of instruction.

Spatial Sustainability

A spatially sustainable settlement will have an equitable land market while ensuring the protection of valuable agricultural land, environmentally sensitive and biodiversity-rich areas, scenic and cultural landscapes, and ultimately limiting urban sprawl.

The proposal is not deemed to impact valuable agricultural land negatively, nor will it harm any biodiversity-rich areas.

Efficiency

Efficiency refers to the need to create settlements that optimise the use of space, energy, infrastructure, resources, and land.

The proposed development will optimally harness the sustainable potential of the subject property.

Spatial Resilience

Spatial resilience in the context of land use planning refers to spatial plans, policies and land use management systems that should enable the communities to be able to resist, absorb and accommodate economic and environmental shocks and to recover from these shocks in a timely and efficient manner.

The proposed development is well aligned with the spatial plans and policies, enabling the subject property to resist, absorb, and accommodate environmental and economic shocks and recover from shocks in a timely and efficient manner.





Good Administration

Good administration in the context of land use planning refers to the promotion of integrated, consultative planning practices in which all spheres of government and other role players ensure a joint planning approach is pursued.

The proposed development will promote consultative planning. The Municipality will advertise the proposal to the public to allow the public's comments to be considered. In addition, Future Plan Town and Regional Planners will also respond to the public's comments and consider them in the project's planning.

This section outlines how the proposed development aligns with the core planning principles outlined in SPLUMA and LUPA. The proposal can, therefore, encompass and promote all planning principles.

Western Cape Land Use Planning Guidelines – Rural Areas, 2019

The Western Cape Land Use Planning Guidelines for Rural Areas, published in 2019, provide a framework for sustainable land use planning and development in the rural areas of the Western Cape province in South Africa. These guidelines aim to promote responsible land use practices that support socio-economic development, environmental conservation, and the preservation of rural landscapes.

The guidelines emphasise the importance of balancing agriculture's needs with recreation and other land uses when it comes to recreational facilities on agricultural land. They advocate for a strategic approach to identifying suitable locations for recreational facilities within rural areas, considering factors such as land suitability, environmental sensitivity, and compatibility with agricultural activities.

The guidelines recommend specific strategies for integrating recreational facilities into agricultural landscapes to minimise negative impacts on agricultural productivity. This involves measures such as:

- Zoning regulations: Designating specific areas within agricultural zones for recreational use, with clear guidelines on the types of activities permitted and the scale of development allowed. The current zoning allows for the proposal's implementation as a consent use.
- Site selection criteria: Establishing criteria for selecting recreational facilities sites to ensure they are located in areas that do not compromise agricultural viability or environmental conservation goals. The application sites do not contain indigenous vegetation and are situated on the R43 Hermanus Road, a popular route for visitors.
- Buffer zones: Buffer zones are implemented between recreational facilities and agricultural land to mitigate potential conflicts and minimise adverse impacts such as noise, pollution, and trespassing. Trees are planted along the R43 Hermanus Road to mitigate noise pollution and visual impacts.





Overall, the Western Cape Land Use Planning Guidelines for Rural Areas advocate for a balanced and integrated approach to land use planning that acknowledges the importance of both agriculture and recreation in rural development. These guidelines aim to facilitate the responsible development of recreational facilities within agricultural landscapes while safeguarding the long-term sustainability of rural communities and ecosystems by providing clear guidance and recommendations.

Overstrand Municipality – Environmental Management Overlay Zone

It is paramount to focus on the Environmental Management Overlay Zone (EMOZ) of the Overstrand Municipality. The application site is within the Mountain Catchment Environmental Overlay Zone, per the EMOZ. It is stated in the document as follows:

- *Spatial delineation: Refer to Plan 2.*
- *Activities that are prohibited within the Mountain Catchment EMOZ are listed in Schedule "A" to these Regulations.*
- *Activities that may be permitted only with the Council's written consent within the Mountain Catchment EMOZ are listed in Schedule "B" to these Regulations.*
- *General regulations applicable to the Environmental Management Overlay Zones (EMOZs) of the Overstrand Municipality are listed in Schedule "C" to these regulations.*
- *Purpose: To protect and conserve the ecology and water provision functions of priority unprotected mountain catchments, ensure optimal water security for the Overstrand communities, and preserve the significant eco-cultural tourism value of the Overstrand's natural mountain landscape character.*
 - *In light of the serious threat that Invasive Alien Species present to the environment and the risks they pose to the municipality, its ratepayers, and present and future generations, the municipality will promulgate overarching Regulations in this regard for the entire Overstrand area.*
 - *The municipality may prioritise and facilitate areas of a Mountain Catchment EMOZ for focussed, priority Invasive Alien vegetation control programmes where necessary.*
 - *The municipality may prioritise and facilitate areas for proactive and/or urgent Fire Control Management in collaboration with the landowners - where the fire risk to the mountain catchment natural environment as well as life and property are attaining extreme levels*





Schedule A: Prohibited Activities (Mountain Catchment Area)

<i>Agricultural practices within this EMOZ which may cause water logging and siltation.</i>	Not applicable to this application.
<i>Planting or harbouring of declared alien invasive plant species on properties located within and adjacent to this EMOZ.</i>	Not applicable to this application.
<i>Planting or harbouring of declared emerging weeds on properties within and adjacent to this EMOZ.</i>	Not applicable to this application.
<i>Planting or harbouring of locally important emerging weed species within and adjacent to this EMOZ.</i>	Not applicable to this application.
<i>Development or agriculture on slopes steeper than 1:4.</i>	Not applicable to this application.
<i>Development above the 120m geographical contour line.</i>	Not applicable to this application.
<i>Development on the crest of a mountain, ridge or hill.</i>	Not applicable to this application.
<i>Establishment of Informal settlements or Temporary Relocation Areas.</i>	Not applicable to this application.
<i>No land user within this EMOZ may utilise the vegetation in a vlei, marsh or within the flood area of watercourse in a manner that may cause the deterioration or damage to the natural agricultural resources</i>	Not applicable to this application.
<i>Feeding, disturbing / pursuit of fauna.</i>	Not applicable to this application.
<i>Disturbance, modification or destruction of the environment or species within special management areas designated, demarcated and signposted by the Municipal Council occasionally.</i>	Not applicable to this application.
<i>Defacing/damaging/removing of any notice, sign, barrier building or other infrastructure.</i>	Not applicable to this application.
<i>Staying overnight.</i>	Not applicable to this application.
<i>The discharging of domestic effluent / grey water into all natural systems.</i>	Not applicable to this application.



<i>Tampering with security / surveillance infrastructure.</i>	Not applicable to this application.
<i>Defacing of rocky outcrops and placement of memorial plaques, religious symbols or structures on natural features.</i>	Not applicable to this application.
<i>Graffiti, vandalism or damaging of municipal infrastructure.</i>	Not applicable to this application.
<i>Littering</i>	This does not apply to this application. Special care (placing bins and removing refuse to the nearest dumping facility) will be taken to ensure that littering is kept to a minimum.
<i>Disposal of cigarette butts, ash or other hazardous materials in any place or manner other than a receptacle designated for such items.</i>	This does not apply to this application. It is again reiterated that the owners and operators will take special care to reduce the potential for pollution. This is a firearm range; therefore, such things are prohibited on such a site.
<i>Dog walking / exercising of dogs in non- designated zones.</i>	Not applicable to this application.

Schedule B: Permitted Activities (Mountain Catchment Area)

<i>Removal or destruction of vegetation which is protected and/or of conservation concern.</i>	The application site contains no conservation-worthy vegetation, as it is mostly covered with Pine trees and other invasive plant species.
<i>Excavation and destruction or removal of substrate (soil, substrate, rock, shellgrit, dune sediment, mineral deposits).</i>	The top layer will be removed to allow for the implementation of the ranges.
<i>Discharging of pool backwashing or untreated grey water or the channelling of storm water into open spaces without the necessary approval from the Municipality.</i>	Not applicable to this application.
<i>Installation of conservancy tanks or biological treatment plants within 50 metres from the edge of a watercourse / wetland.</i>	Not applicable to this application.





<i>Access from private properties to open spaces, including the removal of vegetation and the establishment of paths, structures and infrastructure</i>	Paths are already there and will be used to allow motor vehicles to access the site.
<i>Commercial filming.</i>	Not applicable to this application.
<i>Construction or placement of any temporary object, building, shelter, path or structure.</i>	
<i>Use of engine or motor driven vehicles, remotely piloted aircraft or any other means of transport or other conveyances beyond designated, demarcated and signposted areas</i>	Motor-driven vehicles will be used as part of the application for training purposes.
<i>Buildings / Structures associated with: Taking of water, storing of water, impeding or diverting flow, stream flow reduction, altering the bed, banks, course characteristics, outflow structures or discharge pipes.</i>	Not applicable to this application.
<i>Commercial Harvesting/collection and removal of any natural resource</i>	Not applicable to this application.
<i>Construction or placement of any permanent object, building, shelter, pathway or structure.</i>	Please refer to Section 1 of this Motivation Report.

From the above, it is evident that the proposal is generally consistent with the EMOZ regulations and would not be considered undesirable.

Your attention is also drawn to the attached file (1117_Potion2 of FARM474_Not Listed 2) dated 17 April 2024 from the Department of Environmental Affairs and Development Planning.



5. CONCLUSION & RECOMMENDATION

To reiterate, the application consists of:

- *Section 16 (2) (o) - Consent use provided for in the zoning scheme:*

Permission for Council's consent to permit a place of instruction as defined in the OMLUS.

The place of instruction consists of an existing shooting range that has been operating for several years and a new shooting range. The Ranges consist of two areas consisting of 4 710m² and 1 710m², respectively. The larger section will be used for small firearms, such as 9mm, .223, and 7.62mm gauge firearms. Additional safety measures include the construction of 6m high berms that will eliminate off-target shots. It must be noted that the additional shooting range is for training purposes only, and not open to the public.

Associated infrastructure includes chemical toilets, non-permanent wooden structures to provide a shaded covering for members, and a structure used to control the movement of vehicles and patrons.

Reasons for Approval:

- The proposal will not detract from the abutting farm owners in terms of noise pollution. Since its inception, the owners have been unaware of any complaints against the facility.
- The potential impact on the municipal service's capacity is insignificant as no connection to water supply, electricity, or sewerage is required.
- Chemical toilets will be installed to reduce the impact on municipal service's capacity.
- The facility provides a recreational activity that promotes an outdoor lifestyle.
- The facility further provides training to law enforcement officials and associated personnel that ensures the safety and security of the residents.
- No threat to the health and safety of the surrounding community is envisaged, and the shooting ranges are designed so that the shooting is away from the main activities surrounding the farm and away from the R43 Provincial Road.
- The proposal aligns with the applicable SDF and other regulatory documentation.
- No negative impact is envisaged on the character of the surrounding area.

This office believes the application should be approved, in terms of Section 16 of the OMLUS, for the reasons provided above.



