

**Site sensitivity verification
and Agricultural Compliance Statement
for the development of a cableway
in Franschhoek**

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1 Introduction

Environmental authorisation is being sought for the above development (see locality in Figure 1). In terms of the National Environmental Management Act (Act No 107 of 1998 - NEMA), an application for environmental authorisation requires an agricultural assessment. In this case, based on the sensitivity of the site (see Section 3) and the very minor agricultural impact, the appropriate level of agricultural assessment is an Agricultural Compliance Statement.

Johann Lanz was appointed as an independent agricultural specialist to provide the agricultural assessment. The objective and focus of an agricultural assessment is to assess whether or not the proposed development will have an acceptable agricultural impact, and based on this, to make a recommendation on whether it should be approved or not.

The purpose of the agricultural component in the environmental assessment process is to preserve the agricultural production potential, particularly of scarce arable land, by ensuring that development does not exclude existing or potential agricultural production from such land or impact the land to the extent that its production potential is reduced.



Figure 1. The locality of the proposed development (blue outline) on the eastern outskirts of Franschoek.

2 Project description

The proposal entails the development of a cableway made up of a lower base station located at Haute Cabrière wine estate in Franschoek and an upper station located near the peak of Middagkransberg in the Mont Rochelle Nature Reserve. The project poses very little threat to agriculture. It is only the base station on Haute Cabrière wine estate that has any potential for agricultural impact. The rest of the development (cableway and top station) has zero agricultural impact because it does not affect any land that has agricultural potential. It is therefore not considered any further in this assessment.

A more detailed satellite image map of the footprint of the base station development is shown in Figure 2.



Figure 2. Detailed satellite image map of the approximate footprint of the base station development.

3 Site sensitivity verification

A map of the proposed base station footprint of potential agricultural disturbance, overlaid on the screening tool sensitivity, is given in Figure 3. The screening tool classifies agricultural sensitivity according to only two independent criteria – the land capability rating and whether the land is cropland or not. The classified land capability of the site is 7, which translates to a medium agricultural sensitivity.

The three vineyards on which the footprint slightly impinges are all classified as very high agricultural sensitivity. The agricultural sensitivity, as identified by the screening tool, is confirmed by this assessment because vineyards exist on the site and are, by definition, very high agricultural sensitivity.



Figure 3. The approximate footprint of the base station development (blue outline) overlaid on agricultural sensitivity, as given by the screening tool (green = low; yellow = medium; red = high; dark red = very high)

4 Assessment of agricultural impact

The agricultural impact of non-agricultural developments on agricultural land is the loss of land for potential future agricultural production. Most of the site is located on land that is part of the existing building infrastructure on the wine estate, which therefore has no potential as vineyard land and there is therefore no agricultural impact on this land. The footprint of disturbance will however impinge very slightly on the corners of three surrounding vineyards, leading to a total loss of 942 m² of vineyard land. This is considered to be an insignificantly small area of land that will have an insignificant effect on the wine estate. The agricultural impact of the proposed development is therefore assessed as being of very low significance.

5 Agricultural Compliance Statement

An Agricultural Compliance Statement is not required to formally rate agricultural impacts. It is only required to assess whether or not the proposed development will have an acceptable impact on the agricultural production capability of the site.

The impact of the proposed development on the agricultural production capability of the site is assessed as being acceptable because, as discussed above, the loss of agricultural land is insignificantly small. From an agricultural impact point of view it is recommended that the development be approved.

The agricultural protocol requires confirmation that all reasonable measures have been taken through micro-siting to minimize fragmentation and disturbance of agricultural activities. It is hereby confirmed that the facility has been located where it has minimal impact on the vineyards. There are no Environmental Management Programme inputs required for the protection of agricultural potential on the site.

The conclusion of this assessment on the acceptability of the proposed development and the recommendation for its approval is not subject to any conditions. In completing this statement, no assumptions have been made and there are no uncertainties or gaps in knowledge or data that are relevant to it. No further agricultural assessment of any kind is required for this application.

The required relevant experience, proving the specialist's fitness for completing this assessment, is given in the curriculum vitae below.

A handwritten signature in black ink, appearing to read 'J. Lanz', with a stylized flourish above the name.

J. Lanz (Pr. Sci.Nat.)
23 January 2023

Johann Lanz Curriculum Vitae

Education

M.Sc. (Environmental Geochemistry)	University of Cape Town	1996 - 1997
B.Sc. Agriculture (Soil Science, Chemistry)	University of Stellenbosch	1992 - 1995
BA (English, Environmental & Geographical Science)	University of Cape Town	1989 - 1991
Matric Exemption	Wynberg Boy's High School	1983

Professional work experience

I have been registered as a Professional Natural Scientist (Pri.Sci.Nat.) in the field of soil science since 2012 (registration number 400268/12) and am a member of the Soil Science Society of South Africa.

Soil & Agricultural Consulting Self employed 2002 - present

Within the past 5 years of running my soil and agricultural consulting business, I have completed more than 170 agricultural assessments (EIAs, SEAs, EMPRs) in all 9 provinces for renewable energy, mining, electrical grid infrastructure, urban, and agricultural developments. I was the appointed agricultural specialist for the nation-wide SEAs for wind and solar PV developments, electrical grid infrastructure, and gas pipelines. My regular clients include: Zutari; CSIR; SiVEST; SLR; WSP; Arcus; SRK; Environamics; Royal Haskoning DHV; ABO; Enertrag; WKN-Windcurrent; JG Afrika; Mainstream; Redcap; G7; Mulilo; and Tiptrans. Recent agricultural clients for soil resource evaluations and mapping include Cederberg Wines; Western Cape Department of Agriculture; Vogelfontein Citrus; De Grendel Estate; Zewenwacht Wine Estate; and Goedgedacht Olives.

In 2018 I completed a ground-breaking case study that measured the agricultural impact of existing wind farms in the Eastern Cape.

Soil Science Consultant Agricultural Consultants International (Tinie du Preez) 1998 - 2001

Responsible for providing all aspects of a soil science technical consulting service directly to clients in the wine, fruit and environmental industries all over South Africa, and in Chile, South America.

Contracting Soil Scientist De Beers Namaqualand Mines July 1997 - Jan 1998

Completed a contract to advise soil rehabilitation and re-vegetation of mined areas.

Publications

- Lanz, J. 2012. Soil health: sustaining Stellenbosch's roots. In: M Swilling, B Sebitosi & R Loots (eds). *Sustainable Stellenbosch: opening dialogues*. Stellenbosch: SunMedia.
- Lanz, J. 2010. Soil health indicators: physical and chemical. *South African Fruit Journal*, April / May 2010 issue.
- Lanz, J. 2009. Soil health constraints. *South African Fruit Journal*, August / September 2009 issue.
- Lanz, J. 2009. Soil carbon research. *AgriProbe*, Department of Agriculture.
- Lanz, J. 2005. Special Report: Soils and wine quality. *Wineland Magazine*.

I am a reviewing scientist for the *South African Journal of Plant and Soil*.

DECLARATION OF THE SPECIALIST

Note: Duplicate this section where there is more than one specialist.

I, **Johann Lanz**, as the appointed Specialist hereby declare/affirm the correctness of the information provided or to be provided as part of the application, and that I:

- in terms of the general requirement to be independent:
 - other than fair remuneration for work performed/to be performed in terms of this application, have no business, financial, personal or other interest in the activity or application and that there are no circumstances that may compromise my objectivity; or
 - ~~– am not independent, but another specialist that meets the general requirements set out in Regulation 13 have been appointed to review my work (Note: a declaration by the review specialist must be submitted);~~
- in terms of the remainder of the general requirements for a specialist, am fully aware of and meet all of the requirements and that failure to comply with any the requirements may result in disqualification;
- have disclosed/will disclose, to the applicant, the Department and interested and affected parties, all material information that have or may have the potential to influence the decision of the Department or the objectivity of any report, plan or document prepared or to be prepared as part of the application; and
- am aware that a false declaration is an offence in terms of regulation 48 of the 2014 NEMA EIA Regulations.

Signature of the specialist:



Date: **23 January 2023**

Name of company: **Johann Lanz – soil scientist (sole proprietor)**