

**CONSERVATION INTELLIGENCE:
LANDSCAPE CENTRAL**

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reference SSD14/2/6/1/9/3/11088RE_Subdivision_Paarl
date 13 January 2026

Andre Roux
ARoux Town Planning

By email: andre@arouxplanning.co.za

Dear Mr Roux

RE: Proposed subdivision of Erf 11088, Paarl into two portions.

Municipal reference: TBC

CapeNature would like to thank you for the opportunity to comment on this application and wish to make the following comments:

1. We note that the application is for subdivision of the property, with one of the proposed subdivided portions having already been rezoned from agriculture to Multi-Unit Housing zone. It is proposed to retain the zonation of the eastern portion as Agriculture.
2. Appendix H (Subdivision Plan) indicates a proposed water line servitude and a proposed water reservoir servitude area. However, there is already a water reservoir in the latter area. Please clarify if there are plans for additional reservoirs and pipelines to service the eastern portion of the property.
3. In principle, CapeNature does not object to the proposed subdivision providing that any additional development does not result in further loss of natural vegetation, and that a buffer is maintained between Paarl Mountain Nature Reserve and any new infrastructure that may be required (noting that the existing reservoir is already near the boundary).

CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.

Yours sincerely



Alana Duffell-Canham
Landscape Conservation Intelligence Manager: Landscape Central