



LORNAY
ENVIRONMENTAL CONSULTING

PROOF OF PUBLIC PARTICIPATION

**Proposed subdivision and rezoning for mixed use development, Erf 878
Riebeek Kasteel**

February 2025

Consultant:

Michelle Naylor | Env. Consultant | M.Sc., Pr. Sci. Nat., EAPSA
cell: 083 245 6556 | michelle@lornay.co.za | www.lornay.co.za
PO Box 1990, Hermanus, 7200
Lornay Environmental Consulting Pty Ltd | Reg 2015/445417/07

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1. BACKGROUND INFORMATION

The Public Participation Process has been conducted in terms of the Environmental Impact Assessment (EIA) regulations as promulgated in the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA) (as amended) and the 2014 NEMA EIA Regulations promulgated in Government Gazette No. 38282 and Government Notice R983, R984 and R985 on 4 December 2014 (as amended) as outlined in Section 41(2) of these Regulations.

There have been various rounds of pre-application public participation conducted to date. These were undertaken by the previous Environmental Assessment Practitioner (EAP) on the project, Charel Bruwer of Enviro Africa, and are outlined in this report. Lornay Environmental Consulting took over the project during the In-Process Phase in January 2025. The pre-application and in-process public participation are summarised herein.

All registered interested and affected parties who were identified in the previous rounds of pre-application public participation remain registered I&AP'S and have been and will continue to be notified of all public participation and decisions going forward.

2. PREVIOUS PUBLIC PARTICIPATION

Three rounds of pre-application public participation were conducted by Charel Bruwer of Enviro Africa. Please note that the information below relating to the three rounds of out of process public participation, was supplied by the previous EAP. The three rounds were conducted at the following times:

- a. 2020 Public participation: 25 March 2020 to 26 May 2020 (60 days)
- b. 2021 Public participation: 16 March 2021 to 22 April 2021 (30 days)
- c. 2024 Public participation: 15 March 2024 to 16 April 2024 (30 days)

2.1. 2020 Public Participation Summary of comments received

"It must be noted that the impact assessment for the proposed Erf 878, Riebeeck Kasteel development commenced with the following activities performed according to the NEMA 2014 (as amended) regulations during the middle of February 2020. The following sequence of events were executed *prior to any declaration of a state of emergency related to COVID-19 protocols or DEA&DP Circulars to that effect.*

- Site investigations commenced to gather information that could be used to compile a Background Information Document
- During mid-February 2020 information was also collected to compile a NID to submit to HWC to determine soonest whether there was any information available that would indicate that specialist studies would be required under Section 38 of the South African Heritage Resources Act. This work was done in order to empower the Applicant to determine beforehand what the financial implications on the proposed environmental impact assessment process would be and whether any adverse environmental conditions existed that would decide against the proposed project. Due to the subsequent

lockdown and uncertainty at that time (27 March 2020), the NID was only submitted to HWC on 28 May 2020

- From mid-February 2020 the impact assessment process as required under NEMA 2014 (as amended) proceeded. Field surveys were completed, initial potential I&APs, state departments, organs of state, etc., etc., were listed, contact details obtained and the BID, newspaper and on-site adverts finalised.
- The public participation process that was followed in the abovementioned instance was designed from the onset driven by the DEA&DP NEMA EIA Guideline on Public Participation and was initiated immediately before the implementation of the Covid-19 lockdown regulations by the National Covid-19 Command Council, by the following series of events, which occurred more or less simultaneously:
 - social profiling as described in the literature was employed to determine the key characteristics of the groupings within the surrounding community as well as the organs of state that have an interest in the proposed development as starting point for identifying potential stakeholders;
 - brainstorming sessions were held with the authorities and design team to further identify key stakeholders who may have an interest in, or be affected by the proposal;
 - an on-site notice board was fixed at a place conspicuous to the public at the boundary of the site, giving details of how to engage in the process, as well as the 30-day deadline for comment, etc (see [On-site photograph](#) attached). This 30-day comment period was later extended to 60 days to 26 May 2020 as per the Covid-19 instruction given by DEADP in their Circular 0003/2020;
 - a Background Information Document (BID) was compiled that contained enough detail that could be made available to potential I&APs, either by direct posting or upon request in response to the on-site advert, to allow them access to information to make informed inputs to the application process (see [copy of BID1 attached](#));
 - the availability of the BID was brought under the attention of all initially identified I&APs, organs of state and other mentioned parties as always, by post (see [List of Initial I&APs in Table 1](#)) as the SA Post Office Services were still functional at that stage;
 - the site advert, and the BID gave details of the application, which is subjected to public participation as well as stated:
 - that Basic Assessment procedures were being applied to the application for authorisation
 - stating the nature and location of the activity to which the application relates;
 - where further information on the application and proposed activity could be obtained;
 - and the manner in which, as well as the person, to whom representations in respect of the application could be made, giving contact details;
 - informing potential Interested and Affected Parties about the process requirements for formal registration as I&AP who will be further involved in the application process;
 - as well as the deadline for registration and comment.

- the BID was sent to the owners and occupiers of land immediately adjacent to the site where the activity is to be undertaken;
- the BID was sent to the municipal councillor of the ward in which the site is situated;
- the BID was sent to the municipalities that have jurisdiction in the area;
- the BID was sent to any organisation of ratepayers that represents the community in the area;
- the BID was sent to organs of state having jurisdiction in respect of any aspect of the activity;
- Municipalities and other organs of state were notified and given an opportunity to comment in writing;
- the availability of an extensive information document in the format of a pre-application BAR was brought under the attention of all initial identified I&APs, state departments and organs of state, I&APs requesting registration for written comment;
- a register of I&APs was opened, maintained and made available to any person requesting access to the register in writing (see [List of registered I&APs in Table 2](#));
- correspondence was received, a register of I&APs was opened, responses submitted to respondents, a Comments and Responses Report updated;
- PLEASE NOTE:-the proposed project WAS NOT advertised in a local newspaper as the Level 5 lockdown restrictions came into force immediately before the newspaper would be published, but after the advert had been submitted to the newspaper. Therefore the newspaper adverts were not placed by the newspaper as nobody would have access to them because of the two week stay-home promulgated by the Covid Disaster Management Team. At that stage there were no DEADP Circulars spelling out the way forward with public participation (see [Copy of advert attached](#));
- the further Plan of Public Participation was then submitted to DEA&DP for acceptance in terms of DEADP Circular 0001/2021 dated 6 January 2021, in order to proceed with the public participation process, taking into consideration what has been done to date.

Of all the efforts that went into conducting a widely participative 2020 public participation process (BID sent to 58 individuals, 11 organizations and/or organs of state), 47 individuals, organisations and organs of state responded to the requests to formally register as Interested and Affected Parties (I&APs). 32 Written responses were received from I&APs. The organs of state that were automatically included plus the environmental section of the Swartland Municipality added another four.

The potential initial I&APs, state departments and organs of state that received the Background Information Document (2020 BID1) are indicated in Table 1

TABLE 1: 2020 Register of potential initial I&APs, state departments, organs of state and parties who may have a jurisdiction or interest in the proposed development, identified at the onset of the impact assessment process for Erf 878, Riebeek Kasteel.

| | | | | |
|--------------|--|------------|-----------|------|
| I&EDB HASSON | | PO BOX 949 | MILNERTON | 7435 |
|--------------|--|------------|-----------|------|

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|------------------------------------|---------------|---------------------|-----------------|------|
| RC NEPGEN | | PO BOX 194 | RIEBEEK KASTEEL | 7307 |
| DACOMA TRUST | c/o D JOUBERT | POSBUS 5 | RIEBEEK KASTEEL | 7307 |
| DD JOUBERT | | MAREESTRAAT 17 | RIEBEEK KASTEEL | 7307 |
| SM&AG VENTER | | POSBUS 261 | RIEBEEK KASTEEL | 7307 |
| MA BEASLEY | | PO BOX 35 | RIEBEEK WEST | 7306 |
| RS JACKSON | | POSBUS 38 | MALMESBURY | 7299 |
| PAJ&DR KOPKE | | PO BOX 118 | RIEBEEK KASTEEL | 7307 |
| CM BUCKLEY/CD LAKEY | | PO BOX 163 | RIEBEEK KASTEEL | 7307 |
| S&JGH BASSON | | POSBUS 226 | RIEBEEK KASTEEL | 7307 |
| EQUATORIAL PROPERTY INVEST CC | | PO BOX 949 | MILNERTON | 7435 |
| NF&JMB&AV TREURNICHT | | POSBUS 25 | RIEBEEK KASTEEL | 7307 |
| LJ CASTALDO | | KLAPSMUTS | STELLENBOSCH | 7625 |
| CJ&HJ FRIEND | | POSBUS 222 | RIEBEEK KASTEEL | 7307 |
| B&C GEDDES, WE DEATS & SC HUNTER | | 16 KREUPELBOSCH WAY | CONSTANTIA | 7806 |
| NAL SMITH FAMILIE TRUST | | POSBUS 92 | RIEBEEK KASTEEL | 7307 |
| AC BARNARD | | PO BOX 105 | RIEBEEK KASTEEL | 7307 |
| JAMNECK PROPERTY ENTERPRISES | | PO BOX 67 | RIEBEEK KASTEEL | 7307 |
| IH&L MANLEY | | POSBUS 176 | RIEBEEK KASTEEL | 7307 |
| M&WK SCOTT | | P.O BOX 35 | RIEBEEK KASTEEL | 7307 |
| ML MELLING | | 9 ST JOHNS ROAD | KALK BAY | 7975 |
| EQUATORIAL PROPERTY INVESTMENTS CC | | 1 REDLANDS ROADS | MILNERTON | 7441 |
| JM TRUTER | | POSBUS 104 | RIEBEEK KASTEEL | 7307 |
| DJ LESCH | | POSBUS 128 | MALMESBURY | 7300 |
| WA URBAN | | PO BOX 158 | RIEBEEK KASTEEL | 7307 |
| NIC TREURNICHT TRUST | | POSBUS 2301 | DURBANVILLE | 7551 |
| N ESPOSITO | | 27 SEDGEMOOR ROAD | CAMPS BAY | 8005 |
| SAJ&FM POTGIETER | | POSBUS 326 | RIEBEEK KASTEEL | 7307 |
| JM VAN HEERDEN | | POSBUS 6 | RIEBEEK KASTEEL | 7307 |
| WA STEENKAMP | | POSBUS 225 | RIEBEEK KASTEEL | 7307 |
| RDM&CL ADAMS | | PO BOX 312 | RIEBEEK KASTEEL | 7307 |
| ORDIPART PTY LTD | | POSBUS 19 | MOOKETSI | 0825 |
| L OLCKERS | | POSBUS 301 | RIEBEEK KASTEEL | 7307 |
| AG&CB McDONALD | | PO BOX 5178 | CAPE TOWN | 8000 |

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|------------------------------------|---------------------------------|---------------------|-----------------|------|
| CJ BASSON | | POSBUS 2370 | ERMELO | 2350 |
| RGH&AR HOUGHTON | | PO BOX 241 | RIEBEEK KASTEEL | 7307 |
| L VISSER | | POSBUS 92 | RIEBEEK KASTEEL | 7307 |
| KA CLASSEN | | P O BOX 119 | RIEBEEK KASTEEL | 7300 |
| ID ACKERMANN & WC GROENEWALD | 47 FONTEIN STREET | P O BOX 304 | RIEBEEK KASTEEL | 7307 |
| JC BADENHORST | | VAN RIEBEEKSTRAAT 2 | RIEBEEK KASTEEL | 7307 |
| KA McGEE | | PO BOX 268 | RIEBEEK KASTEEL | 7307 |
| RJ HUTTON-BROWN | | PO BOX 285 | RIEBEEK KASTEEL | 7307 |
| AJ VAN HEERDEN | | STELLENORD 28 | STELLENBOSCH | 7600 |
| WELGEVONDEN TRUST | | POSBUS 36 | RIEBEEK KASTEEL | 7307 |
| AP&K ATKINSON | | PO BOX 20 | RIEBEEK KASTEEL | 7307 |
| JN&M KOTZE | | POSBUS 181 | RIEBEEK KASTEEL | 7307 |
| BREYTIIE FAMILIE TRUST | | POSBUS 150 | RIEBEEK KASTEEL | 7307 |
| GH&A STEYN | | POSBUS 175 | RIEBEEK KASTEEL | 7307 |
| MJ&C VAN ZYL | | POSBUS 17 | RIEBEEK KASTEEL | 7307 |
| A VLOK | Morester Trust | POSBUS 8 | RIEBEEK KASTEEL | 7307 |
| DJ BELLAMY | 11 Wherry Road | | MUIZENBERG | 7945 |
| MJ&J MEREDITH | | POSBUS 245 | RIEBEEK KASTEEL | 7307 |
| INGARSTAD EIENDOMSONTWIKKELING | | POSBUS 210 | RIEBEEK KASTEEL | 7307 |
| PA BOWEN | | PO BOX 32 | RIEBEEK KASTEEL | 7307 |
| EQUATORIAL PROPERTY INVESTMENTS CC | | 1 REDLANDS ROAD | MILNERTON | 7441 |
| AP BRUWER | | BRACKENHURST | ALBERTON | 1448 |
| The Municipal Manager | Swartland Munisipaliteit | PRIVAATSAK X52 | MALMESBURY | 7299 |
| KLOOVENBURG TRUST | | POSBUS 2 | RIEBEEK KASTEEL | 7307 |
| BOTHMANSKLOOF TRUST | | POSBUS 2 | RIEBEEK KASTEEL | 7307 |
| Ms Chanel Rampartab | Cape Nature | P/Bag X5014 | STELLENBOSCH | 7599 |
| The Director | Heritage Western Cape | P/Bag X9067 | CAPE TOWN | 8000 |
| Mr Cor van der Walt | Dept of Agriculture | P/Bag X1 | ELSENBURG | 7607 |
| Head of Department | WCG: Transport and Public Works | P/Bag X9185 | CAPE TOWN | 8000 |
| The Director | DEADP: Pollution Management | Private Bag X9086 | CAPE TOWN | 8000 |
| The Director | DEADP: Waste Management | Private Bag X9086 | CAPE TOWN | 8000 |
| The Director | DEADP: Biodiversity | Private Bag X9086 | CAPE TOWN | 8000 |
| The Director | DEADP: Development Management | Private Bag X9086 | CAPE TOWN | 8000 |

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|--------------------|----------------------------------|-----------------|--------------|------|
| The Chief Director | Dept of Water and Sanitation | Private Bag X16 | SANLAMHOF | 7532 |
| The Manager | West Coast District Municipality | P O BOX 242 | MOORREESBURG | 7310 |
| Rdl D Bess | Swartland Munisipaliteit | PRIVAATSAK X52 | MALMESBURY | 7299 |

TABLE 2: 2020 Register of Interested and Affected parties that registered on BID1 during the impact assessment process for the proposed development of Erf 878, Riebeek Kasteel.

| | | | | |
|---------------------|----------------------------------|-------------------|-----------------|------|
| MJ&J MEREDITH | | POSBUS 245 | RIEBEEK KASTEEL | 7307 |
| PA BOWEN | | PO BOX 32 | RIEBEEK KASTEEL | 7307 |
| L OLCKERS | | POSBUS 301 | RIEBEEK KASTEEL | 7307 |
| WK&M SCOTT | | P.O BOX 35 | RIEBEEK KASTEEL | 7307 |
| IH&L MANLEY | | POSBUS 176 | RIEBEEK KASTEEL | 7307 |
| D KING | | P O BOX 114 | RIEBEEK KASTEEL | 7307 |
| Ms Chanel Rampartab | Cape Nature | P/Bag X5014 | STELLENBOSCH | 7599 |
| The Director | Heritage Western Cape | P/Bag X9067 | CAPE TOWN | 8000 |
| Mr Cor van der Walt | Dept of Agriculture | P/Bag X1 | ELSENBURG | 7607 |
| Head of Department | WCG: Transport and Public Works | P/Bag X9185 | CAPE TOWN | 8000 |
| The Director | DEADP: Pollution Management | Private Bag X9086 | CAPE TOWN | 8000 |
| The Director | DEADP: Waste Management | Private Bag X9086 | CAPE TOWN | 8000 |
| The Director | DEADP: Biodiversity | Private Bag X9086 | CAPE TOWN | 8000 |
| The Director | DEADP: Development Management | Private Bag X9086 | CAPE TOWN | 8000 |
| The Chief Director | Dept of Water and Sanitation | Private Bag X16 | SANLAMHOF | 7532 |
| The Manager | West Coast District Municipality | P O BOX 242 | MOORREESBURG | 7310 |
| Rdl D Bess | Swartland Munisipaliteit | PRIVAATSAK X52 | MALMESBURY | 7299 |
| A BURGER | Swartland Munisipaliteit | PRIVAATSAK X52 | MALMESBURY | 7299 |
| WA STEENKAMP | | POSBUS 225 | RIEBEEK KASTEEL | 7307 |
| ML MELLING | | 9 ST JOHNS ROAD | KALK BAY | 7975 |
| CM BUCKLEY/CD LAKEY | | PO BOX 163 | RIEBEEK KASTEEL | 7307 |
| J-A KAMERMAN | | P O BOX 258 | RIEBEEK WEST | 7306 |
| Person-in-Charge | Riebeek Valley Ratepayer's Ass | P O BOX 258 | RIEBEEK WEST | 7306 |
| RDM&CL ADAMS | | PO BOX 312 | RIEBEEK KASTEEL | 7307 |
| D SCHOEMAN | | P O BOX 179 | RIEBEEK KASTEEL | 7307 |
| T JAMNECK | | P O BOX 67 | RIEBEEK KASTEEL | 7307 |
| F&F POTGIETER | | P O BOX 326 | RIEBEEK KASTEEL | 7307 |
| A BOWEN | | PO BOX 32 | RIEBEEK KASTEEL | 7307 |
| D BELLAMY | 11 Wherry Road | | MUIZENBERG | 7945 |

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|------------------------------|-----------------|-------------|-----------------|------|
| B KAMPEN & N VADERS | | P O BOX 97 | RIEBEEK KASTEEL | 7307 |
| B FRIEDLANDER | | P O BOX 355 | RIEBEEK WEST | 7306 |
| G FRIEDLANDER | | P O BOX 355 | RIEBEEK WEST | 7306 |
| MJ&C VAN ZYL | | POSBUS 17 | RIEBEEK KASTEEL | 7307 |
| A GOEDHART | 61 Main Road | | RIEBEEK KASTEEL | 7307 |
| KA CLASSEN | | P O BOX 119 | RIEBEEK KASTEEL | 7307 |
| G&M WALTERS | | P O BOX 527 | RIEBEEK WEST | 7306 |
| L Struik & L v Tuyll | 11 Maree Street | | RIEBEEK KASTEEL | 7307 |
| ID ACKERMANN & WC GROENEWALD | | P O BOX 304 | RIEBEEK KASTEEL | 7307 |
| L VISSER | | P O BOX 92 | RIEBEEK KASTEEL | 7307 |
| H BRUWER | | P O BOX 10 | RIEBEEK KASTEEL | 7307 |
| A VLOK | Morester Trust | POSBUS 8 | RIEBEEK KASTEEL | 7307 |
| C FRIEND | | POSBUS 222 | RIEBEEK KASTEEL | 7307 |
| F&L HELLMANN | | P O BOX 39 | RIEBEEK KASTEEL | 7307 |
| J LLOYD | | P O BOX 370 | RIEBEEK KASTEEL | 7307 |
| D JOUBERT | Dacoma Trust | POSBUS 5 | RIEBEEK KASTEEL | 7307 |
| A BRUWER | | P O BOX 82 | RIEBEEK KASTEEL | 7307 |
| C WRIGHT | | P O BOX 60 | RIEBEEK KASTEEL | 7307 |

2.2. Comments and Response of 2020 comments received

Below is a list of all comments received during the 2020 public participation process, as recorded and responded to by the previous EAP, Charel Bruwer.

| No | Name | Email / Address | Date | Comment | Response |
|----|-----------------------|--|------------|--|---|
| 1 | Michael John Meredith | michael@here-be-dragons.co.za | 22/04/2020 | <ul style="list-style-type: none"> Expressed concerns about the property development, petrol station, access from Fontein Street, Municipality and the overall environmental impact of the proposed development. | <p>We hereby wish to confirm that you are registered as an I&AP that will further be involved in the environmental impact assessment process under NEMA 2014 (as amended).</p> <p>We notice from your letter that you have only mentioned issues under 5 broad headings without providing any reasons why these issues area of concern to you. Could you please provide explanatory reasons why these are of concern, in order for us to address them coherently in future documentation to be compiled as directed under NEMA 2014 (as amended).</p> <p>Thank you</p> |
| 2a | Mr W.K Scott | Bill.mare@waccess.co.za | 22/04/2020 | <p>Issues, concerns and impacts to be addressed and personal interest;</p> <p>Fontein street will not be able to cope with the traffic re 85 units and its partly dust road also traffic joining into hoof street.</p> <p>Erf 878 is mainly wetlands with a lot of surface water.</p> <p>The bird life will disappear</p> <p>Can Swartland Municipality afford supplying all the services when we still have a lot of empty plots in Riebeek Kasteel.</p> <p>We will have three houses right onto our broader with no green belt in place.</p> | <p>Traffic Impact Assessment: A professional traffic assessment will be conducted to determine the necessary traffic parameters for the proposed development.</p> <p>Drainage & Stormwater Management: Two drainage lines cross the property from vineyards to the west. While the site may be wet in winter, no wetland vegetation was observed during a March 2024 site visit. There are no Freshwater Ecosystem Protected Areas (FEPAs) listed under legislation. Stormwater management will need to address runoff.</p> <p>Fauna & Birdlife: About 25 privately owned springbok are present on-site but will not be incorporated into the development. Birdlife is currently limited due to low habitat diversity, but the introduction of diverse vegetation in the new development may attract garden birds.</p> <p>Municipal Services: Discussions are ongoing with Swartland Municipality, and a confirmation letter will be obtained to confirm service availability for the development.</p> <p>Subdivision Plan & Greenbelts: Town Planning Consultants have drafted a subdivision plan considering greenbelt requirements. Concerns raised will be forwarded for potential influence on the final layout.</p> |
| 2b | Ms M Scott | Bill.mare@waccess.co.za | 22/04/2020 | Issues, concerns and impacts to be addressed and | <ul style="list-style-type: none"> Traffic Impact Assessment: A professional traffic |

| | | | | | |
|----|------------------------|--|------------|---|--|
| | | | | <p>personal interest; Fontein street will not be able to cope with the traffic re 85 units and its partly dust road also traffic joining into hoof street. Erf 878 is mainly wetlands with a lot of surface water.</p> <p>The bird life will disappear</p> <p>Can Swartland Municipality afford supplying all the services when we still have a lot of empty plots in Riebeek Kasteel.</p> <p>We will have three houses right onto our broader with no green belt in place.</p> | <p>assessment will be conducted to determine the necessary traffic parameters for the proposed development.</p> <ul style="list-style-type: none"> • Drainage & Stormwater Management: Two drainage lines cross the property from vineyards to the west. While the site may be wet in winter, no wetland vegetation was observed during a March 2024 site visit. There are no Freshwater Ecosystem Protected Areas (FEPAs) listed under legislation. Stormwater management will need to address runoff. • Fauna & Birdlife: About 25 privately owned springbok are present on-site but will not be incorporated into the development. Birdlife is currently limited due to low habitat diversity, but the introduction of diverse vegetation in the new development may attract garden birds. • Municipal Services: Discussions are ongoing with Swartland Municipality, and a confirmation letter will be obtained to confirm service availability for the development. • Subdivision Plan & Greenbelts: Town Planning Consultants have drafted a subdivision plan considering greenbelt requirements. Concerns raised will be forwarded for potential influence on the final layout. |
| 3a | Jennifer-Anne Kamerman | jennifer@midpoint.co.za | 22/04/2020 | <p>REFERENCE NO. 020/02/302 (Riebeek Kasteel Erf 878) ISSUES, CONCERNS AND IMPACTS TO BE ADDRESSED AND PERSONAL INTEREST (not in order of priority):</p> <ol style="list-style-type: none"> 1. Ecological impact: ground-water contamination; threat to critically endangered endemic fynbos. 2. Traffic and noise impact. 3. Visual impact: Change to sense of place. Scale of footprint. 4. Socio-economic impact: Job losses in hospitality and tourism industries. 5. Need and desirability of the proposed development. | <p>Drainage & Groundwater Impact:</p> <ul style="list-style-type: none"> • Two drainage lines cross the property, mainly from large vineyard areas. • The primary drainage line runs outside the northern border, while a smaller one leads to a man-made fountain in the wet season. • The proposed development on Erf 878 is expected to have minimal groundwater impact compared to surrounding agricultural and residential areas. • Stormwater management must address runoff and integrate with existing infrastructure. <p>Threat to Critically Endangered Fynbos:</p> <ul style="list-style-type: none"> • The area historically consisted of Swartland Shale |

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|----|--|--|------------|--|--|
| | | | | | <p>Renosterveld, classified as Critically Endangered.</p> <ul style="list-style-type: none"> • Past agricultural activities have significantly altered the site, leaving little to no intact renosterveld. • Currently, the land is used for grazing (~25 Springbok). • A botanical specialist may be consulted based on the Screening Tool outcome. <p>Traffic Impact Assessment:</p> <ul style="list-style-type: none"> • A professional traffic impact assessment will be conducted to ensure compliance with municipal traffic and design requirements. <p>Sense of Place & Visual Impact:</p> <ul style="list-style-type: none"> • Erf 878 is currently a barren piece of land surrounded by agricultural and residential development. • Its location within the urban edge makes it suitable for residential development. • If designed to align with the Riebeek Kasteel aesthetic, the development should not negatively impact the sense of place. <p>Contribution to Hospitality & Job Creation:</p> <ul style="list-style-type: none"> • The current land use does not contribute to hospitality or job opportunities. • If approved, the development has the potential to significantly support the local economy. <p>Need & Desirability:</p> <ul style="list-style-type: none"> • This aspect will be thoroughly addressed in the town planning application to Swartland Municipality. |
| 3c | Riebeek Valley Ratepayers Association (RVRA) | jennifer@midpoint.co.za | 04/05/2020 | <p>Reference number. 020/02/302 (Riebeek Kasteel Erf 878)</p> <ol style="list-style-type: none"> 1. Ecological impact: groundwater contamination' threat to critically endangered endemic fynbos. | <p>Topography & Drainage:</p> <p>Two drainage lines cross Erf 878 from surrounding vineyards. One runs outside the northern border, while the other ends in a man-made fountain.</p> |

| | | | | | |
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| | | | | <p>2. Traffic and Noise impact.</p> <p>3. Visual impact; change to sense of place. Scale of footprint.</p> <p>4. Socio-economic impact: Job losses in hospitality and tourism industries.</p> <p>Need and Desirability of the proposed development.</p> | <p>Groundwater contribution from the proposed development is minimal due to surrounding agricultural and residential developments.</p> <p>Stormwater management must account for runoff and integrate with existing infrastructure.</p> <p>Endangered Vegetation:</p> <p>Historically, the area was covered by Swartland Shale Renosterveld (Critically Endangered). Past agricultural activities have significantly altered the vegetation.</p> <p>The site currently serves as grazing land for ~25 springbok.</p> <p>A specialist botanist may be consulted based on Screening Tool outcomes.</p> <p>Traffic Impact:</p> <p>A professional traffic impact assessment will be conducted to align with municipal traffic requirements.</p> <p>Sense of Place & Visual Impact:</p> <p>Erf 878 is the only barren land within a developed agricultural and residential setting.</p> <p>Its location within the urban edge makes it suitable for residential development.</p> <p>A Notice of Intent to Develop will be submitted to Heritage Western Cape for heritage considerations.</p> <p>Economic Contribution:</p> <p>Currently, Erf 878 does not contribute to the hospitality industry or job opportunities.</p> <p>The proposed development has the potential to contribute significantly.</p> <p>Need & Desirability:</p> <p>Will be addressed in detail in the town planning application to Swartland Municipality.</p> |
| 4 | Mr Roderick | carrol.adams@leapfrog.co.za | 23/04/2020 | Dear Sir, | <ul style="list-style-type: none"> Proposal Review: The proposal will be forwarded |

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| | Adams | | | <p>REFERENCE NO. 020/02/302 (Riebeek Kasteel Erf 878) ISSUES, CONCERNS AND IMPACTS TO BE ADDRESSED AND PERSONAL INTEREST: The row of houses at the back of existing properties in Fontein St. The access road could back onto the existing properties instead of their being intrusive houses.</p> <p>The unnecessary densification of a scenic agricultural property in the midst of a rural village characterised by larger plots and uninterrupted views.</p> <p>Loss of privacy, view and value of our plot 444 in Fontein St</p> <p>The noise from and traffic to the proposed wedding venue</p> <p>The destructive effect of such a commercially –driven development on the tourist industry so vital to the direct and indirect livelihoods of so many in the village</p> | <p>to design architects for consideration in the final development layout.</p> <ul style="list-style-type: none"> • Town Planning Decision: The acceptance of the proposed layout is a town planning issue and will be decided by Swartland Municipality based on applicable regulations. • Privacy & Property Concerns: The concerns regarding privacy, view, and property value on Erf 444 in Fontein Street are noted and will be assessed in the town planning application. A registered letter will notify affected parties when the application is open for comment. • Traffic Impact Assessment: Professional traffic engineers will conduct an assessment to determine necessary traffic parameters in line with municipal requirements. • Impact on Hospitality & Jobs: The need and desirability of the development, along with its impact on the hospitality industry and job opportunities, will be thoroughly evaluated in the town planning application. |
| 4b | Mrs Carrol Adams | carrol.adams@leapfrog.co.za | 23/04/2020 | <p>Dear Sir, REFERENCE NO. 020/02/302 (Riebeek Kasteel Erf 878) ISSUES, CONCERNS AND IMPACTS TO BE ADDRESSED AND PERSONAL INTEREST: The row of houses at the back of existing properties in Fontein St. The access road could back onto the existing properties instead of their being intrusive houses.</p> <p>The unnecessary densification of a scenic agricultural property in the midst of a rural village characterised by larger plots and uninterrupted views.</p> <p>Loss of privacy, view and value of our plot 444 in Fontein St</p> <p>The noise from and traffic to the proposed wedding venue</p> <p>The destructive effect of such a commercially –driven</p> | <p>Topography & Drainage:</p> <ul style="list-style-type: none"> • Two drainage lines cross Erf 878 from surrounding vineyards. • One runs outside the northern border, while the other ends in a man-made fountain. • Groundwater contribution from the proposed development is minimal due to surrounding agricultural and residential developments. • Stormwater management must account for runoff and integrate with existing infrastructure. <p>Endangered Vegetation:</p> <ul style="list-style-type: none"> • Historically, the area was covered by Swartland Shale Renosterveld (Critically Endangered). • Past agricultural activities have significantly altered the vegetation. • The site currently serves as grazing land for ~25 springbok. • A specialist botanist may be consulted based on Screening Tool outcomes. |

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| | | | | development on the tourist _____industry so vital to the direct and indirect livelihoods of so many in the village.____ | <p>Traffic Impact:</p> <ul style="list-style-type: none"> A professional traffic impact assessment will be conducted to align with municipal traffic requirements. <p>Sense of Place & Visual Impact:</p> <ul style="list-style-type: none"> Erf 878 is the only barren land within a developed agricultural and residential setting. Its location within the urban edge makes it suitable for residential development. A Notice of Intent to Develop will be submitted to Heritage Western Cape for heritage considerations. <ul style="list-style-type: none"> Economic Contribution: Currently, Erf 878 does not contribute to the hospitality industry or job opportunities. The proposed development has the potential to contribute significantly. <p>Need & Desirability:</p> <ul style="list-style-type: none"> Will be addressed in detail in the town planning application to Swartland Municipality. |
| 5 | Mrs Delene Schoeman | mistletoeschoeman@gmail.com | 23/04/2020 | <p>REFERENCE ilo. O2OTO2I3O2 (RIEBEEK KASTEET ERF 878) IMPACTS, CONCERNS AND ISSUES, TO BE ADDRESSED AND PERSONAL INTEREST</p> <ol style="list-style-type: none"> 1. Need of this proposed development. 2. Traffic and noise impact. 3. Socio-economic impact: Job losses in hospitality and tourism industry. 4. Visual impact: Scale of footprint and change to sense of place 5. Ecological impact: Ground water contamination, threat to critically endangered endemic fynbos. | <p>Need and Desirability:</p> <p>The need and desirability of the proposed development will be extensively addressed in the town planning application to the Swartland Municipality.</p> <p>Traffic Impact Assessment:</p> <p>A professional traffic impact assessment will be conducted to determine traffic requirements and ensure compliance with local municipality standards.</p> <p>Hospitality and Job Opportunities:</p> <p>Currently, Erf 878 does not contribute to the hospitality industry or job creation, but if the development is approved, it has the potential to significantly contribute</p> |

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| | | | | | <p>to both.</p> <p>Sense of Place and Visual Impact:</p> <p>Erf 878, located within the urban edge, is an undeveloped area surrounded by agricultural and residential development. The proposed residential development, if designed to fit the area's ambiance, should not negatively impact the sense of place.</p> <p>Topography and Stormwater Management:</p> <p>Investigations show that drainage lines from surrounding vineyards cross the property. The proposed development will have minimal impact on groundwater, and stormwater management will direct runoff to existing infrastructure.</p> <p>Vegetation and Conservation:</p> <p>Erf 878 was historically used for agriculture, and very little of the critically endangered Swartland Shale Renosterveld remains. The land is currently used for grazing Springbok. A botanist may be consulted based on the screening results.</p> |
| 6 | Arno Steenkamp | arno@route2fruit.co.za | 25/04/2020 | <p>Dear Sir,</p> <p>REFERENCE NO. 020/02/302 (Riebeek Kasteel Erf 878)</p> <p>ISSUES, CONCERNS AND IMPACTS TO BE ADDRESSED AND PERSONAL INTEREST:</p> <p>Fontein straat kan nie die verkeer hanteer soos voorgestel in julle plan nie</p> <p>2 Die renosterveld op grond wat julle wil ontwikkel is "critical endangered"</p> <p>3 Die ontwikkeling gaan die "Heritage" van die dorp negatief beïnvloed</p> | <p>Traffic Impact Assessment: A traffic impact assessment will be conducted by traffic engineers to determine the required traffic parameters for the development, ensuring compliance with local municipality standards.</p> <p>Vegetation and Conservation: Erf 878 was historically used for agriculture, and very little of the critically endangered Swartland Shale Renosterveld remains. The land is currently used for grazing Springbok. A screening tool may be used, and a botanist could be consulted if necessary.</p> <p>Development and Sense of Place: Erf 878 is an undeveloped area amidst agricultural and residential developments, making it suitable for residential</p> |

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| | | | | <p>4 Die tarentale en se loop area en nes maak area gaan vernietig word</p> <p>5. Die venue en totale ontwikkeling gaan baie geraas veroorsaak</p> <p>6.N "gated community" is nie in lyn met die dorp se gevoel en riglyne van inklusiwiteit nie en neem weg van die gemeenskap</p> <p>7.Die Hersonerig van landbougrond bine die dorpsgrense skep n president end it is juis die groen "pockets" wat Riebeek kasteel uniek maak en die waarde toevoeg aan die dorp self</p> <p>8. Daar is reeds n magdom eindomme in die dorp te koop en nog n ontwikkeling beteken dat die oorspronklike dorp leeg sal loop .Die toeriste dra by tot die ekonomie van die dorp en nog n ontwikkeling sal die "sense of place" vernietig</p> | <p>development. If designed to blend with the surrounding area, it should not negatively impact the sense of place. A Notice of Intent to Develop will be submitted to Heritage Western Cape to ensure compliance with heritage requirements.</p> <p>Wildlife Impact: If guinea fowl are present, they may relocate to nearby agricultural areas after development. The site lacks trees, which limits roosting opportunities, but no guinea fowl were observed during site visits.</p> <p>Noise and Traffic: The traffic impact assessment will also include determining noise levels based on trip generation and traffic patterns.</p> <p>Gated Community: There is no intention for a "gated community," except possibly for a section of the retirement village for safety purposes.</p> <p>Agricultural Land and Urban Edge: As mentioned in Point 3, Erf 878 is within the urban edge and suitable for development.</p> <p>Hospitality and Job Creation: The current land does not contribute to the hospitality industry or jobs, but the proposed development has the potential to do so. The developer will need to demonstrate the need and desirability of the project in the town planning application. Concerns about the impact on the old town are unclear, and further clarification is requested.</p> |
| 7 | DH King | donk@vipnet.co.za | 25/04/2020 | <p>Dear Sir,</p> <p>REFERENCE NO. 020/02/302 (Riebeek Kasteel Erf 878)</p> <p>ISSUES, CONCERNS AND IMPACTS TO BE ADDRESSED</p> | <ul style="list-style-type: none"> Comment noted. |

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| | | | | <p>AND PERSONAL INTEREST:</p> <p>The mix of businesses has not considered the requirements of the Valley. Many local businesses will be duplicated (e.g. the petrol station) and there is not enough demand in the Valley to make two businesses viable. Yet the Valley requires businesses like a medical facility (hospital?) and a pharmacy. There is not a private hospital in the Swartland Municipal area and the only public hospital was partly burnt down a year or so ago. This is an ideal opportunity to create such a facility and the 'catchment area' would be huge.</p> <p>The Valley would be ideal for a few more retirement home developments but developers have burnt their fingers, or pulled out of developments because the aged won't move here due to the lack of healthcare facilities. There isn't much else to try and attract that group of people here and it is otherwise ideally suited.</p> <p>The Valley has many wedding venues and surely cannot accommodate more, in particular new builds.</p> <p>Careful thought will have to be given to access and egress from the development because, as the plan stands, it will rely on Fontein Street (North/ South) which will be difficult to develop to carry even moderate traffic. Kloof Street (East/ West) would probably be the ideal but that would create a dangerous bottleneck/ intersection at Hermon and Kloof.</p> <p>The Village also desperately requires a well structured, staffed and equipped Early Childhood Development Centre to serve the residents.</p> <p>Suffice to say that there are more issues that need further consideration.</p> | |
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| | | | | <p>I have no personal interest in any aspect of the development but I do have an interest in maintaining the integrity of the Valley, in particular Kasteel where I reside, and ensuring that any development in such a prominent position adds to its ambiance or at least does not detract from it, and provides the residents with some of the necessary facilities currently not available to them.</p> <p>Many businesses in the Village survive with difficulty, the last thing needed is to create a situation where those are forced to close because of an oversupply of retailers for the population.</p> <p>Please ensure that I am registered as an I & AP in terms of the ACT for this development going forward.</p> <p>Kind Regards</p> | |
| 8a | Fanie Potgieter | fanpot@telkomsa.net | | <p>Ref. 020/02/302 (Riebeek Kasteel Erf 878)</p> <p>We oppose the entries in Fontein and Kloof street to the development because Fontein street is too narrow to properly accommodate the existing flow, and will definitely not be safe for the new increased traffic flow.</p> <p>5. We also oppose the proposed petrol station because this town now, and in future, can't economically sustain another petrol station or a service station.</p> | <p>Point 1:</p> <ul style="list-style-type: none"> A traffic impact assessment will be conducted by professional traffic engineers to: Determine the necessary traffic parameters for the proposed development. Ensure compliance with local municipality traffic and design requirements. <p>Point 2:</p> <ul style="list-style-type: none"> The need for a second service station will be assessed through: A need and desirability assessment. The assessment will form part of the town planning motivation submitted to Swartland Municipality. |
| 8b | Froukje Potgieter | fanpot@telkomsa.net | | <p>Ref. 020/02/302 (Riebeek Kasteel Erf 878)</p> <p>We oppose the entries in Fontein and Kloof street to the development because Fontein street is too narrow to</p> | <ul style="list-style-type: none"> |

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| | | | | <p>properly accommodate the existing flow, and will definitely not be safe for the new increased traffic flow.</p> <p>We also oppose the proposed petrol station because this town now, and in future, can't economically sustain another petrol station or a service station.</p> | |
| 9 | Professor Emeritus P Bowen | Paul.Bowen@uct.ac.za | 27/04/2020 | <ol style="list-style-type: none"> 1. Ecological impact: groundwater contamination' threat to critically endangered endemic fynbos. 2. The need for another petrol station in RK? The proximity of the petrolstation to "The Barn" where food is prepared and served. 3. Traffic and Noise impact- particularly in Church Street (very busy) 4. Visual impact; change to sense of place. Scale of footprint. 5. Socio-economic impact: Job losses in hospitality and tourism industries. <p>Need and Desirability of the proposed development.</p> | • |
| 10 | Amanda Bowen | amandabowen@iafrica.com | 27/04/2020 | <ol style="list-style-type: none"> 1. Fuel station: Unacceptable due to the close proximity to restuarants, houses & vineyards, air pollution, noise, spoiling of scenery and changing of the character of our village. 2. Wedding venue: not practical, noise, parking, and traffic congestion will be a problem, especially at a retirement village. We have more than enough wedding venues in the valley. 3. Retirement centre: Electric fencing, a main entrance gate house and beautiful design of buildings that will blwnd in with nature and current feeling in the village will be crucial. 4. Landscaping; borehole, water tanks and sprinklers will be necessary, especially during hot summer months. Trees, hedges and walkways will need consideration. 5. The feasibility, need and desirability of a retirement centre should be investigated. 6. Think green and save the planet and our loved ones. | • |

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| 11 | Ms Suzanne Melling | capegypsy@hotmail.com | 28/04/2020 | <p>Issues, concerns and impacts to be addresses and personal interest</p> <ol style="list-style-type: none"> 1. Greatly increased traffic and noise ipact 2. Ecological impact, interruption and contamination of existing naturally flowing spring 3. Destruction of peaceful, pastoral village environment 4. visual impact, scale of development footprint. 5. Increased density by 100+ homes, many on very small plots | • |
| 12 | David Bellamy | bellamydavid@hotmail.com | 04/05/2020 | <p>I am concerned that the document dated 22 March 2020 re 020/02/302 was issued under the State of Disaster declared by the President Cyril Ramaphosa on 15 March, and that as movement, communications, public and professional gatherings and meetings were restricted under lockdown, proper notice of public participation was not given, and could not be given and that due process has not been able to be followed, and that any time limit contained in your document is invalid and that all advertising of proposals to interested parties must be begun again, taking special circumstances of the State of Disaster fully into account.</p> <p>My interest is that I am the owner of erf 294 alongside erf 878 and I am substantially affected by planned developments and I have not been approached nor informed by yourselves for comment, finding out yesterday by means of the Riebeek Valley Ratepayers Newsletter sent out on 2 May, stating that the deadline for objections is 4 May. I have been in communication with Mr Snyman, the husband of one of the executors requesting due information two years ago which has not been forthcoming to me, and I am concerned that plans and applications are not been made available for free and open public scrutiny, therefore I am objecting to this lack of transparency which I feel renders any processes carried out by Envirafrica on behalf of the Hugemont Trust incomplete. I am objecting to your planning and</p> | • |

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| | | | | <p>publicity process in its entirety as I believe it is invalid. Placing small notices on the edge of erf 878 to request public participation in the planning processes regarding your ref 020/02/302 is ineffective as a means of communication when non-essential and pedestrian movement was legally prevented by stage 5 lockdown until 1 May, for example.</p> | |
| 13 | Lizel Olckers | PO Box 301 Riebeek Kasteel 7307 | 02/05/2020 | <p>To Whom It May Concern:</p> <p>Ref No. 020/02/302 EnviroAfrica (Riebeek Kasteel Erf 878) I, Lizel Olckers, as the owner of an adjacent property, Erf 676 Riebeek Kasteel, to Erf 878, would hereby like to register as an effected and interested party regarding the proposed development of Erf 878 Riebeek Kasteel. Please do not hesitate to contact me for any further information. Please kindly inform me of the process going forward. Regards Lizel Olckers ID 6706260110081 2 May 2020</p> | <ul style="list-style-type: none"> |
| 14 | Bas van Kampen and Niek Vaders | bvkampen@live.nl | 04/05/2020 | <p>Dear Sir,</p> <p>REFERENCE NO. 020/02/302 (Riebeek Kasteel Erf 878)</p> <p>ISSUES, CONCERNS AND IMPACTS TO BE ADDRESSED AND PERSONAL INTEREST:</p> <ol style="list-style-type: none"> 1. we live in close vicinity 2. we object to the report as it is unfounded, subjective, incorrect and incomplete. 3. particularly it does not take into account serious pollution of soil, air, water, noise and visual | <p>Background Information Document: This document is the first step under NEMA 2014 (amended) to gather comments from interested parties on the development proposal. Any issues raised will be addressed in the further development of the proposal for assessment and approval by authorities.</p> <p>Topography and Drainage: Investigations show that drainage lines from nearby vineyards cross Erf 878. The proposed development will have minimal impact on groundwater due to the surrounding agricultural and residential areas. Stormwater management plans will direct runoff into existing infrastructure.</p> <p>Sense of Place and Visual Impact: Erf 878 is an</p> |

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| | | | | <p>environment.</p> <p>4. It does not take into account the specific problems of the traffic situation_</p> | <p>undeveloped area surrounded by agricultural and residential developments, making it suitable for residential development. The design will aim to blend with the existing ambiance of Riebeek Kasteel. The property has been used for agriculture and grazing in the past, and a heritage review will be conducted.</p> <p>Traffic Impact Assessment: A professional traffic impact assessment will determine traffic requirements and noise levels from the proposed development, ensuring compliance with local municipality standards.</p> |
| 15 | Mr B Friedlander | basilfriedlander@gmail.com | 06/05/2020 | <p>Issues, concerns, and impacts to be addressed and personal interest;</p> <p>The scoping report is yet to be done and advertised it is not up to I&AP to give advanced notice of objections.</p> | <p>Traffic Impact Assessment: A professional traffic impact assessment will be conducted to determine traffic requirements and noise levels, ensuring the development meets local municipality standards.</p> <p>Development Concerns: The issues, concerns, and impacts raised will be shared with the developer and town planning team for consideration in the development proposal. The need and desirability of the development will be addressed during the planning process, where your inputs will be considered.</p> |
| 16 | Gail V Friedlander | Gail.friedlander@pamgolding.co.za | 25/04/2020 | <p>Traffic impact</p> <p>Existing wedding venues and 2 fuel stations</p> <p>No interest in market</p> <p>Clients look for country life not suburban</p> | <p>Point 1:- A traffic impact assessment will be performed by professional traffic engineers to determine the required traffic parameters to service the proposed development and to remain within the traffic and design requirements of the local municipality. From the traffic impact assessment performed by professional traffic engineers trip generation figures will be determined in the area and from there one would be able to determine noise levels related to time of day.</p> <ul style="list-style-type: none"> • Points 2,3&5:-We take note of the issues, concerns and impacts that you have raised and will pass them on to the developer and the town planning team for consideration and possible incorporation in the |

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| | | | | | development proposal. Please note that in the town planning application to the Swartland Municipality, the need and desirability for the proposed development elements will have to be motivated. It is during this part of the planning process that your inputs will be considered |
| 17a | M& C van Zyl | marius@okin.co.za | 04/05/2020 | Entrance via Fontein and Kloof Wedding venue Changes area ambiance Traffic noise Groundwater contamination | <ul style="list-style-type: none"> Point 1:-Noted. At present the road indicated from Erf 878 to the corner of Fontein and Kloof Streets carries a designation of Emergency Road and is only to be used in case of an emergency. The entrance, exit and internal road layouts are currently undergoing a process of refinement by the developer, the specialist traffic engineer and planners. Point 2:-We do not understand what the concern is with the wedding venue and would need more clarity on the issues, concerns and impacts with this element of the proposed development in order to address the specifics. Point 3:- When one considers the sense of place and visual impact of the wider Riebeek Kasteel surrounds, Erf 878 stands out as the only undeveloped piece of land amidst the agricultural development to the south and west against the slopes of the Kasteelberg and the residential development of Riebeek Kasteel to the north and east. The location of Erf 878 is already located within the urban edge and therefore allows it to be converted to residential development and business development along Church Street, after certain approvals are obtained. <p>The historical photographic data shows that the whole Erf 878 had previously been subjected to a variety of agricultural crops and more recently been used for planted grazing. At present the agricultural use of the property consists of providing grazing for ~25 Sprinbok (<i>Antidorcas marsupialis</i>). With regard to heritage issues and sense of place, a Notice of Intent to Develop will be submitted to Heritage Western Cape who will indicate if anything further needs to be done in order</p> |

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| | | | | | <p>to issue a Record of Decision on the matter.</p> <ul style="list-style-type: none"> Point 4:- A traffic impact assessment will be performed by professional traffic engineers to determine the required traffic parameters to service the proposed development and to remain within the traffic and design requirements of the local municipality. From the trip generation reports it would be able to deduct the increase in noise levels and at what time of the day these occur. Point 5:- Our investigations indicate that the topography has led to two drainage lines crossing the property from the highly developed, very large areas of vineyards in comparison to Erf 878, located to the west of the Erf 878. The main one runs just outside the northern border of the property and a small one ending up in a man-made structure that apparently is a fountain during the wet season due to the increased runoff. Thus it stands to reason that the contribution to groundwater from the proposed development on Erf 878 would be minimal if one considers the vast areas of agricultural and similar residential development surrounding Erf 878. In addition the design of the stormwater management for the proposed development would need to take the runoff over the property into account and divert this to the existing stormwater infrastructure. |
| 17b | M& C van Zyl | marius@okin.co.za | 04/05/2020 | <ol style="list-style-type: none"> Entrance from Kloof street sill result in high traffic – I bought the property specifically to be on the edge of town The wedding venue is right behind my property and noise will affect normal quiet atmosphere | <ul style="list-style-type: none"> Point 1:-As we have indicated in our letter dated 6 May 2020, the road indicated from Erf 878 to the corner of Fontein and Kloof Streets carries a designation of Emergency Road and is only to be used in case of an emergency. The entrance, exit and internal road layouts are currently undergoing a process of refinement by the developer, the specialist traffic engineer and planners. Point 2:-We have already referred the issue of noise associated with the wedding venue to the developer and town planners. In their town planning application to the Swartland Municipality they would have to address the issue of noise and take the municipal rules and regulations relating to noise into |

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| | | | | | consideration in the design and operation of the wedding venue/conference centre. |
| 18 | CD Lakey | buckscath@gmail.com | 05/05/2020 | <ol style="list-style-type: none"> 3. Boundary of petrol station borders neighbour property = noise impact and after-hours noise 4. Increased foot traffic 5. Increased trucks, ai and noise pollution 6. Convenience store attracts unsavoury characterise 7. All of the above will negatively impact my property value and rural characters 8. No positive value for entertainment 9. Already 2 petrol stations 10. Already a proposed for retirement village in Riebeek West 11. Limited employment opportunities for valley residents | <p>We wish to respond to the issues that you have raised as follows, using the same numbering as in your letter:</p> <p>Point 1,2&3:- A traffic impact assessment is at present being performed by professional traffic engineers to determine the required traffic parameters to service the proposed development and to remain within the traffic and design requirements of the local municipality. This will take into consideration the issues that you raise with regard to the proposed fuel station. From the traffic impact assessment performed by professional traffic engineers trip generation figures will be determined in the area and from there one would be able to determine noise levels related to time of day.</p> <ul style="list-style-type: none"> • Points 4,5,6,7,8&9:-We take note of the issues, concerns and impacts that you have raised and will pass them on to the developer and the town planning team for consideration and possible incorporation in the development proposal. Please note that in the town planning application to the Swartland Municipality, the need and desirability for the proposed development elements will have to be motivated. It is during this part of the planning process that your inputs will be considered. |
| 19 | Klein Goedhart Vineyards Pty Ltd -Ad Goedhardt | addy52@gmail.com | 03/05/2020 | <p>Increased Traffic and Pollution: The development will cause more motorized traffic, leading to higher levels of air, noise, and smell pollution. The petrol station is seen as particularly undesirable due to its location and potential for pollution.</p> <p>Environmental Concerns: Additional pollution is expected in terms of air, soil, and water, especially from the petrol station, which could cause spills and leakage that affect local aquifers.</p> <p>Elderly Housing Density: The density of the proposed</p> | <p>Traffic and Noise: A traffic impact assessment will be conducted to assess required traffic parameters and related noise levels. This will help refine road layouts and mitigate any negative impacts.</p> <p>Character and Visual Impact: The development of Erf 878, currently the only undeveloped land in the area, aligns with the urban edge and will convert it for residential and business purposes following approval. Historical use of the land and its current grazing function are noted.</p> <p>Groundwater Pollution: Investigations show that groundwater pollution risks from the development</p> |

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| | | | | <p>elderly housing will result in more traffic and further strain the area's infrastructure.</p> <p>Visual Pollution: The development is seen as incompatible with the rural, small-scale character of the valley, contributing to visual pollution.</p> <p>Operational Issues with the Petrol Station: The petrol station, especially if it serves trucks, requires significant space for maneuvering, which could lead to noise and operational challenges. There are also concerns about the environmental risks of underground fuel storage in an area known to be located on a fault line, which has caused damage in the past.</p> <p>Air Pollution: The petrol station is expected to emit large quantities of polluted air from car and truck refueling, worsening environmental conditions in the area.</p> | <p>would be minimal, as the property is surrounded by large agricultural areas. Stormwater management will be incorporated to handle runoff.</p> <p>Town Planning Application: A town planning application to Swartland Municipality will include a study on the need and desirability of the development, forming the financial basis for the project.</p> |
| 20 | Gail & Mike Walters | GailandMike@OhWhatFun.co.za | 08/05/2020 | <p>1. Detrimental to the character of the village, especially at the entrance to the village.</p> <p>2. There is already a petrol station in each village; we do not need another.</p> <p>Declaration:</p> <p>I am a resident and home-owner in the Riebeek Valley and a member of the Riebeek Valley Ratepayers Association.</p> <p>I hereby declare that I have no business or other association with, nor any financial or other interest in the proposed development of Erf 878 Riebeek Kasteel, nor with the owners of Erf 878, nor with the developers thereof, nor with any of their agents.</p> | <ul style="list-style-type: none"> Point 1:- Noted. At present the road indicated from Erf 878 to the corner of Fontein and Kloof Streets carries a designation of Emergency Road and is only to be used in case of an emergency. The entrance, exit and internal road layouts are currently undergoing a process of refinement by the developer, the specialist traffic engineer and planners. Point 2:- Noted and issue passed on to developer and town planning team. Point 3:- Noted and issue passed on to developer and town planning team. A traffic impact assessment will be performed by professional traffic engineers to determine the required traffic parameters to service the proposed development and to remain within the traffic and design requirements of the local municipality. From the trip generation reports it would be able to deduct the increase in noise levels and at what time of the day these occur. Point 4:- Our investigations indicate that the topography has led to two drainage lines crossing the property from the highly developed, very large areas of vineyards in comparison to Erf 878, located to the west |

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| | | | | | <p>of the Erf 878. The main one runs just outside the northern border of the property and a small one ending up in a man-made structure that apparently is a fountain during the wet season due to the increased runoff. Thus it stands to reason that the contribution to groundwater from the proposed development on Erf 878 would be minimal if one considers the vast areas of agricultural and similar residential development surrounding Erf 878. In addition the design of the stormwater management for the proposed development would need to take the runoff over the property into account and divert this to the existing stormwater infrastructure.</p> <ul style="list-style-type: none"> Point 5:-We wish to point out that the application process under NEMA 2014 (as amended) commenced before the national government informed the environmental consulting community that the period of lockdown should be excluded from the public participation process. Even before then we took it upon ourselves to exclude the two week lockdown period from the compulsory 30 day comment period. It was too late to change this date on the site poster as this involves a lot of artwork and was already prepared well in advance. The deadline date of 22 May in the Background Information Document that was sent out to all immediate neighbours by post prior to the lockdown bears testimony to this. It would appear that the post office did not deliver the BIDs to postal addressed well before lockdown. However, to be within the requirements of NEMA 2014 (as amended) we will repeat the notice of, and the 30 day comment period, once national and provincial government have decided that public participation under NEMA 2014 (as amended) may once again proceed. Point 6:- Noted and issue passed on to developer and town planning team. In their financial viability assessment of the proposed development they may also be able to include a statement on the impact on existing property values in the area. |
| 21 | Kim Classen | kim.classen@gmail.com | 04/05/2020 | ISSUES, CONCERNS AND IMPACTS TO BE ADDRESSED | The letter acknowledges the concerns raised regarding |

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| | | | | <p>AND PERSONAL INTEREST:</p> <ol style="list-style-type: none"> 1. Second access next to erf 1286 and extra cars on the dirt roads of Fontein and Kloof 2. The size of the plots behind our property, erf 1285 3. Wedding Venue and the noise associated with this 4. Ground water contamination 5. I have never received a formal notice of this happening. I was advised today by my neighbour <p>As the owner of the property on erf 1285 Riebeek Kasteel, I feel that the impact of this development will have a negative effect on the value of my property.</p> | <p>the proposed development and outlines responses to specific issues:</p> <p>Emergency Road: The road from Erf 878 to Fontein and Kloof Streets is designated as an emergency route and is currently under refinement for access and traffic planning.</p> <p>General Concerns: Other issues raised have been passed to the developer and town planning team for further consideration.</p> <p>Traffic Impact: A traffic impact assessment will be conducted to evaluate traffic parameters, noise levels, and compliance with local traffic and design requirements.</p> <p>Stormwater Management: Investigations show that runoff from surrounding vineyards already contributes to the drainage system. The proposed development's stormwater management will account for this existing runoff and direct it to existing infrastructure.</p> <p>Public Participation Process: The process was impacted by the lockdown, but the developer has excluded the lockdown period from the 30-day comment period. The notice and comment period will be repeated once public participation resumes.</p> <p>Property Values: The developer will include an assessment of potential impacts on property values in their financial viability study.</p> <p>The letter assures that the concerns are being addressed and thanks the recipient for their interest in the project.</p> |
| 22a | ID Ackermann and WC Groenewald | ronellackermann@telkomsa.net | 04/05/2020 | <p>2nd access next to erf 1286</p> <p>Small erven</p> <p>Wedding venue</p> <p>Groundwater contamination</p> | See revised Layout Alternative 3 – addresses these concerns |

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| | | | | Only got notice on 23/04/2020 – because of lock down could not consult with the Environmental experts or make contact with consultant | |
| 22b | ID Ackermann and WC Groenewald | ronellackermann@telkomsa.net | 2020 | <p>The comment expresses concerns regarding the proposed development near the sender's property. Key points include:</p> <p>Emergency Road Impact: The establishment of a road reserve along the eastern boundary will affect the tranquility of the area, lowering property resale value. There are concerns about the type of road (gravel or surfaced), maintenance responsibilities, and potential criminal access through the road.</p> <p>Flooding: Past flooding issues due to runoff from Erf 878 have caused property damage. Proper drainage and runoff management are requested.</p> <p>Wedding Venue: The addition of another wedding venue will increase noise disturbances and traffic congestion along Fontein Street, especially if the emergency road is misused as an additional access point.</p> <p>Property Value and Aesthetics: Smaller erf sizes in the proposed development will affect the surrounding property values and do not align with the farm-like character of the area.</p> <p>Development Type and Zoning: Uncertainty exists regarding whether this is a Hybrid or Sectional Title development and whether a rezoning application has been lodged with the local authority.</p> <p>The letter requests responses to the concerns raised and has been shared with the Riebeek Valley Rate Payers Association.</p> | <p>The letter responds to concerns raised by the recipient regarding a proposed development. Key points of response include:</p> <p>Apology for Misaddressing: The sender apologizes for previously addressing the recipients incorrectly due to lack of full details.</p> <p>Emergency Road and Criminal Activity: The developer and town planning team will address concerns about the emergency road, including its design and stormwater runoff management, and the potential for increased criminal activity.</p> <p>Traffic Impact Assessment: A professional traffic impact assessment is being conducted to determine traffic parameters, noise levels, and the effect of the proposed shops, fuel station, and wedding venue on the area.</p> <p>Character, Sense of Place, and Visual Impact: Concerns regarding the development's fit with the area's character will be addressed in the town planning application. Erf 878 is within the urban edge and designated for residential development under the Swartland Municipality's Spatial Development Framework, meaning it can be converted to residential use after approvals.</p> <p>Financial Viability: The development's financial aspects, including the viability of different parcels, are being considered as part of the planning process</p> |
| 23 | Lizette Visser | bayleaf@telkomsa.net | 04/05/2020 | <p>Entrance</p> <p>Wedding Venue</p> <p>Plot Sizes</p> <p>Traffic noise</p> | See revised Layout Alternative 3 – addresses these concerns |

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| | | | | Groundwater | |
| 24 | HJ Bruwer | henk@vnboerdery.co.za | 03/05/2020 | Aesthetics | Specialist input sought |
| 25 | Chris Wright | wright@wcaccess.co.za | 25/04/2020 | <p>As a resident of Riebeek Kasteel I am concerned that the proposed development will have a severe detrimental impact on the town. It's size and scale is out of keeping with the atmosphere and character of the town and will have a negative effect on the environment..</p> <p>I have no business or other association with, nor any financial or other interest in the proposed development of Erf 878 Riebeek Kasteel, nor with the owners of Erf 878, nor with the developers thereof, nor with any of their agents.</p> | <p>Your letter dated 24 April 2020 with regard to the abovementioned proposed development refers. We hereby wish to confirm that we have registered you as I&APs that will further be involved in the environmental impact assessment process under NEMA 2014 (as amended).</p> <p>We note the concern that you have raised and have passed this on to the developer and the town planning team that deals with the design of the proposed development design. In the meantime we may respond to the issues that you have raised as follows.</p> <p>Your concern about the character and sense of place of the proposed development fitting in within the wider Riebeek Kasteel surrounds, may be addressed as follows. Note that Erf 878 stands out as the only undeveloped piece of land amidst the agricultural development to the south and west against the slopes of the Kasteelberg and the residential development of Riebeek Kasteel to the north and east. The location of Erf 878 is already located within the urban edge and therefore allows it to be converted to residential development after certain approvals are obtained.</p> <p>The historical photographic data shows that the whole Erf 878 had previously been subjected to a variety of agricultural crops and more recently been used for planted grazing. At present the agricultural use of the property consists of providing grazing for ~25 Sprinbok (<i>Antidorcas marsupialis</i>). With regard to heritage issues and sense of place, a Notice of Intent to Develop will be submitted to Heritage Western Cape who will indicate if anything further needs to be done in order to issue a Record of Decision on the matter.</p> |
| 26 | Thomas Henry Jamneck | beansaboutcoffee@gmail.com | 28/04/2020 | <p>ISSUES, CONCERNS AND IMPACTS TO BE ADDRESSED AND PERSONAL INTEREST:</p> <p>1 The proximity of the residential housing next to Erf</p> | <p>The letter addresses concerns raised regarding the proposed development on Erf 878 in Riebeek Kasteel. Key responses include:</p> |

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| | | | | <p>1013 is a concern due to the fact that The Barn is a Licensed venue with a live music license. The noise will be a continued bother to proposed residence. The Traffic and noise impact on Church street</p> <p>1 Fuel Station will attract Trucks, Busses and Taxis which will cause disturbance and noise as well traffic to Church Street.</p> <p>1 Development doesn't seem to be inline with the feel of Riebeek Kasteel.</p> <p>1 Retail is a concern, what sort of shops etc and what is the target group.</p> <p>Access to the proposed development, Fontein street cannot handle more traffic.</p> | <p>Proximity to Erf 1013: The development must respect existing rights related to Erf 1013, and potential buyers will be informed about the situation with The Barn.</p> <p>Fuel Station, Traffic, and Noise: A traffic impact assessment will be done to evaluate the effect on Church Street, including noise levels and necessary infrastructure adjustments.</p> <p>Fontein Street Traffic: The traffic assessment will also determine whether Fontein Street can handle the additional traffic or if upgrades are needed.</p> <p>Retail Concerns: The town planning application will address the retail aspect, including what shops may be allowed based on the zoning application.</p> <p>Character and Fit of Development: The development is seen as fitting within the urban edge, as Erf 878 is already part of the designated urban area. Historical data indicates previous agricultural use, and a heritage evaluation will be conducted by Heritage Western Cape.</p> |
| 27 | Ad Goedhart (Klein Goedhart Vineyards Pty Ltd) | 61 Main Road Riebeek Kasteel 7307 | 03/05/2020 | <p>Subject: registration as I&AP, ref nr02(0)/02/302, erf 878 Riebeek Kasteel</p> <p>Dear Sirs,</p> <p>We hereby register as Interested and Affected Parties re the above.</p> <p>Please note that the reference number on the publication is not the same, hence the extra 0 between brackets.</p> <p>We live in the direct vicinity.</p> <p>Our objections, as to which we reserve all rights for future and further objections, in all stages of the</p> | <p>Dear Mr Goedhart</p> <p>020/02/302 (RIEBEEK KASTEEL ERF 878): PROPOSED DEVELOPMENT OF A RESIDENTIAL AREA, A WEDDING VENUE, RETIREMENT CENTRE, A CLUBHOUSE, FILLING STATION AND RETAIL SHOP AND OPEN SPACE ON ERF 878, RIEBEEK KASTEEL</p> <p>Your letter dated 3 May 2020 with regard to the abovementioned proposed development refers.</p> <p>We hereby wish to confirm that we have registered you as I&APs that will further be involved in the environmental impact assessment process under NEMA 2014 (as amended).</p> |

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| | | | | <p>process, are as follows:</p> <p>In general: much more motorised traffic will occur with, as a result, much more pollution, both as far as air quality, smell and noise are concerned, even made worse by the petrol station and its unfortunate, undesirable location.</p> <p>In addition other pollution factors, notably of air, soil and water will occur.</p> <p>Thirdly the lay out will cause extra hindrance as , e g the housing for the elderly is too dense, so that there will be too much supporting traffic.</p> <p>Finally, the development is not in correspondence with the rural and small scale character of the valley and will thus cause visual pollution.</p> <p>More in particular: in a petrol station of this nature, if it caters for trucks as well, one needs a lot of manoeuvring space and difficult turning points, which, as they are on a hill, will cause a lot of engine noise.</p> <p>In addition we do not have the secret of exploiting a zero pollution petrol station in SA. There will be spills and leakage. This is even worse as this will affect important aquifers which run under this erf, at very limited depth.</p> <p>As you will have researched, but not mentioned, Riebeek Kasteel lies on a fault, which was active as recent as December 2015, causing damage to buildings. It is therefore an undesirable location for underground storage of petrols and diesel or any toxic matter.</p> <p>Finally an average petrol station emits tens of thousands of litres of polluted and stinking air per day, given that this will come from the tanks of cars and trucks which are being filled. Again something undesirable for the environment.</p> | <p>We wish to respond to the issues, concerns and impacts that you have raised as follows. Comment requested on the Background Information Document is the very beginning of the environmental impact assessment process. Its purpose is to solicit issues, concerns and impacts from potential Interested and Affected Parties (I&APs) at the very onset of the planning process. This information generated by I&APs is then used, amongst other inputs, to modify and adjust the development proposal to the extent where the negative impacts can be mitigated where possible and the positive impacts maximized where possible.</p> <p>We take note of the issues, concerns and impacts that you have raised with regard to traffic, the location of the filling station, trucks and other motorised vehicles, noise, etc. We wish to point out that a traffic impact assessment will be performed by professional traffic engineers to determine the required traffic parameters to service the proposed development elements and to remain within the traffic and professional design requirements. From the trip generation reports it would be able to deduct the increase in trips at various points and at what time of the day these occur. This may be indirectly related to noise issues as well. The entrance, exit and internal road layouts are currently undergoing a process of refinement by the developer, the specialist traffic engineer and planners.</p> <p>Your concern about the character, sense of place and visual impact of the proposed development in the wider Riebeek Kasteel surrounds, will be addressed as follows. Note that Erf 878 stands out as the only undeveloped piece of land amidst the agricultural development to the south and west against the slopes of the Kasteelberg and the residential development of Riebeek Kasteel to the north and east. The location of Erf 878 is already located within the urban edge and therefore allows it to be converted to residential development and business development along Church</p> |
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| | | | | <p>As we find this report lacking in many aspects, we feel it should not be considered for further decision making.</p> <p>Kind regards,</p> <p>Ad Goedhart</p> <p>CEO Klein Goedhart Vineyards</p> <p>61 Main Road</p> <p>Riebeek Kasteel 7307</p> | <p>Street after certain approvals are obtained.</p> <p>The historical photographic data shows that the whole Erf 878 had previously been subjected to a variety of agricultural crops and more recently been used for planted grazing. At present the agricultural use of the property consists of providing grazing for ~25 Sprinbok (<i>Antidorcas marsupialis</i>). With regard to heritage issues and sense of place, a Notice of Intent to Develop will be submitted to Heritage Western Cape who will indicate if anything further needs to be done in order to issue a Record of Decision on the matter.</p> <p>As far as groundwater pollution is concerned, our investigations indicate that the topography has led to two drainage lines crossing the property from the highly developed, very large areas of vineyards in comparison to Erf 878, located to the west of the Erf 878. The main one runs just outside the northern border of the property and a small one ending up in a man-made structure that apparently is a fountain during the wet season due to the increased runoff. Thus it stands to reason that the contribution to groundwater from the proposed development on Erf 878 would be minimal if one considers the vast areas of agricultural and similar residential development surrounding Erf 878. In addition the design of the stormwater management for the proposed development would need to take the runoff over the property into account and divert this to the existing stormwater infrastructure.</p> <p>Lastly we wish to draw your attention to the town planning application for the proposed development to the Swartland Municipality that would include a section on the need and desirability of the proposed development. This study would also form the basis of the financial viability of the proposed development.</p> <p>Thank you for the interest that you take in the</p> |
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| | | | | | environment Yours sincerely |
| 28 | Mr C Friend | | 18/05/2020 | Expressed concerns regarding noise disturbances from the wedding venue | <p>Sound Control: The sound control concerns for the proposed wedding venue will be addressed with the consultants, ensuring compliance with Swartland municipal by-laws.</p> <p>Town Planning: The need and desirability for each development node will be demonstrated in the town planning application. A socio-economic and financial viability analysis will guide the layout, with an initial design presented for public feedback during the planning process.</p> <p>Development Impact: Concerns about the impact on the character of Riebeek Kasteel are acknowledged. Erf 878 is within the urban edge and designated for residential development in the Spatial Development Framework. A heritage review will be conducted, and a Notice of Intent to Develop will be submitted to Heritage Western Cape.</p> <p>Tree and Habitat Concerns: Most of the trees on Erf 878's perimeter are outside the property boundary. If the development is approved, the new gardens will increase habitat diversity, benefiting garden bird populations.</p> |
| 29 | Ms J Lloyd | | 20/05/2020 | <ul style="list-style-type: none"> Expressed concern about potential noise disturbances from the proposed wedding venue, raised a concern about the potential loss or degradation of critically endangered endemic fynbos, specifically referencing the Swartland Shale Renosterveld vegetation type, and its ecological importance in the context of the proposed development. raised concern about how the proposed development might affect the character and sense of place of the broader Riebeek Kasteel area, questioned the need and desirability of the | <p>Sound Control for Wedding Venue: The concerns regarding sound control will be communicated to the consultants to ensure they include proper sound management for the proposed wedding venue, in line with Swartland municipal by-laws.</p> <p>Vegetation and Conservation: Erf 878 was once home to critically endangered Swartland Shale Renosterveld, but due to past agricultural use, very little remains. The land is currently used for grazing Springbok. A screening tool will assess sensitive areas, and if necessary, a specialist botanist will be consulted.</p> |

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| | | | | <p>proposed development components (residential area, wedding venue, retirement centre, clubhouse, filling station, retail shop, and open space), seeking justification for the project's scale, layout, and socio-economic viability.</p> | <p>Impact on Local Character: The concern about the impact of development on Riebeek Kasteel's character is noted. Erf 878 is within the urban edge and designated for residential development in the Spatial Development Framework. A Notice of Intent to Develop will be submitted to Heritage Western Cape for any heritage-related requirements.</p> <p>Need and Desirability in Town Planning: The town planning application to the Swartland Municipality will demonstrate the need and desirability for each development node. A socio-economic and financial analysis will inform the development layout, and an initial design will be shared during the public participation process for feedback.</p> |
| 30 | Ms Fiona Hellmann | | 20/05/2020 | <ul style="list-style-type: none"> Expressed concerns regarding the Remnants of critically endangered Swartland Shale Renosterveld that will be destroyed Loss of income for present businesses who are already struggling and a lot of business will be forced to close post-lockdown concern about whether the existing infrastructure can support the proposed development, questioning the capacity of services like water, sewage, and roads to accommodate the new residential and commercial nodes. Raised concerns about the Socioeconomic problems i.e greater need for low cost housing than a development such as this | <p>Conservation and Vegetation: The region in question was once Swartland Shale Renosterveld, a critically endangered vegetation type. However, due to past agricultural practices on the property (Erf 878), little of this vegetation remains. Currently, it is used for grazing Springbok. A specialist botanist may assess the current vegetation depending on the outcome of a sensitivity screening.</p> <p>Town Planning Application: The town planning application to the Swartland Municipality must demonstrate the need and desirability of the proposed development. A socio-economic and financial analysis will guide the development layout. An initial design layout will be presented during the public participation process for feedback from interested parties.</p> <p>Location for Residential Development: Erf 878 is ideal for residential development as it's within the urban edge and part of the Riebeek Kasteel Spatial Development Framework. It's the only open land surrounded by agricultural development to the south and residential areas to the north and east. A report on the infrastructure needs will be prepared to determine</p> |

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| | | | | | <p>if existing services can support the development or if additional services are needed.</p> <p>Low-Cost Housing: The issue of low-cost housing is a municipal responsibility, and this will be referred to the Swartland Municipality for consideration.</p> |
| 31 | Daniel Joubert | | 22/05/2020 | <ul style="list-style-type: none"> • Raised concerns regarding • Point 1 and 2 the shop, fuel station, wedding venue, traffic noise, • Point 3: visual impact • | <p>Points 1 & 2:</p> <ul style="list-style-type: none"> • The letter does not specify issues regarding the shop, fuel station, or wedding venue. • The town planning application to Swartland Municipality must motivate the need and desirability of these elements. • Issues related to these facilities will be considered during the planning process. • A traffic impact assessment is currently being conducted by professional traffic engineers. • The assessment will determine traffic parameters in line with engineering and municipal requirements. • It will also address concerns regarding the shop, fuel station, and wedding venue. • Trip generation figures will be analyzed to assess noise levels at different times of the day. <p>Point 3: Noted</p> |
| 32 | Abie Brewer | | 22/05/2020 | <ul style="list-style-type: none"> • The degree of obstruction is not clear • As part of the farming community and commercial zoning, my rights to continue with my activities and lifestyle cannot be impacted negatively. | <ul style="list-style-type: none"> • Concern has been noted and forwarded to the developer and town planning team. • Response to raised issues follows the numbering in the original letter. • Point 1(a): • A detailed design of individual units is not yet available. • Erf 878 is within the urban edge and designated for residential development in the Swartland Municipality's Strategic Development Framework. • Conversion to residential use is permitted after obtaining necessary approvals. • Point 1(b): • No intention to infringe on existing property rights. <p>Appreciation expressed for the recipient's interest in</p> |

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| | | | | | environmental matters. |
| 33 | Cor van de Walt (DoA) | | 09/07/2021 | <ul style="list-style-type: none"> Th western cape department of agriculture has no objection to the proposed application | Noted |

Basson, Werner Rautenbach (eienaar) en Fernando Pietersen. Besoek hulle in Hoogstraat 12B vir die herstel aan jou voertuig. Kontak Werner by 082 299 2666.

OPENBARE DEELNAME PROSES:

VERW No. 021/03/301 (Riebeek Kasteel Erf 878): VOORGESTELDE ONTWIKKELING VAN LAE EN HOË DIGTHEID RESIDENSIËLE AREA, TROU FASILITEIT VULSTASIE, WINKEL EN OOPRUIMTE OP ERF 878, RIEBEEK KASTEEL.

Aansoeker: Turnkey Holdings (Edms) Bpk

Kennis geskied hiermee van 'n aansoek om omgewingsmagtiging en openbare deelname proses in terme van die Omgewingsimpakbepaling Regulasies, 2014 (soos gewysig) (GN Nos R324, R325, R326 & R327 van April 2017), kragtens die Nasionale Wet op Omgewingsbestuur (No. 107 van 1998: NEMA) asook onderworpe aan alle Covid-19 publieke deelname protokolle uitgevaardig deur DEA&DP.

Gelyste Aktiwiteite: 'n Basiese Evalueringsproses word vereis as deel van 'n Aansoek om Omgewingsmagtiging vir die projek omrede die volgende gelyste aktiwiteite van toepassing is: GNR324/10&12 and GNR327/12, 19, 27&28.

Projekbeskrywing: Erf 878 (11.1ha) Riebeek Kasteel ontwikkeling: 45 erwe met grootte 500-800m²; 30 erwe met grootte 280-350m²; 'n troue fasiliteit met korttermyn huisvesting, twee besigheidservas met vergunningsgebruik vir 'n vulstasie (~7746m²), institusionele zone (~3016m²), privaat en publieke oopruimte (~10692m²) en paaie (~19625m²). Daar is 'n seisoenale fontein wat op die erf ontspring sowel as 'n dreineringskanaal wat oor die erf aan die noordekant loop. Van die hoogste punt op die erf aan di suidekant val die hoogte met ~37 meter to by die laagste punt aan die noordekant. Die plantegroei word aangedui as Swartland Skalie Renostervled maar agv jarelange landbou-aktiwiteite is daar baie min natuurlike plantegroei oor.

Geleentheid om deel te neem:

Om as 'n Belanghebbende en Geaffekteerde Party te registreer en/of kommentaar te lewer op die Agtergrond Inligtingsdokument vra ons dat u dit doen by die volgende

:URL:<https://sites.google.com/site/enviroafrica/ERF878RK> en op die Kommentaar vorm by

URL:<https://docs.google.com/forms/d/1CWoj4Xf6K2yE6OdYd0pCz4KVwgRwLcYk449rp0abz9s/edit?ts=604b8777>

Diegene wat reeds registreer het en bevestiging van registrasie as I&AP ontvang het hoef nie weer te registreer of kwessies op te haal nie

U kan ook per pos registreer en kommentaar lewer aan: 021/03/301 *EnviroAfrica (Riebeek Kasteel Erf 878)*, P O Box 4, Onrus 7201 or Fax: 0865132141. Keerdatum vir kommentaar is streng 29 April 2021.

Omgewingskonsultant: *EnviroAfrica(Overberg)*, P.O. Box 4, Onrus 7201 Fax: 086 513 2141 / Cell: 0828050190; Tel: 028-3162888

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REKENAAR-
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TE HUUR
To Let

Twee slaapkamer
woonstel te huur
in Tafelberg
Malmesbury.
Onderdak parking,
Krag en water
ingesluit. R5 500 per
maand. Eie ingang.
Skakel Elmar: 083 459
1355 / Colleen 051
234 1133

TE KOOP
For Sale

Hake filets te koop @
R63/kg - R50 en R100
pakke. Kontak: 084
250 2460

GELUKWENSING
Congratulations



Bale geluk met jou
verjaarsdag JUNIA
op 23 Maart. God se
rylste sein. Liefde
- jou Ma, Chaslan,
Marqueline en Marsha



LI-WATJEN
LATEGAN - 25
Maart - Bale geluk
met jou verjaarsdag
my jongman. Hoop jy
gaan jou dag geniet

en alles wat mooi
is vir jou vorentoe.
Klomp liefde van jou
Ma Dominique, suster
Willemine & jou
Duma Cathy



UZETTE HENDRICKS -
26 Maart. Bale geluk
met jou verjaarsdag
kollega. Hoop jy
geniet jou dag en alles
wat mooi is vorentoe.
Van: al jou familie &
vriende



Kyk wie verjaar op 27
Maart - Bale geluk
DEONISE CUPIDO met
jou verjaarsdag. Mag jy
'n gesonde dag het.
Bale lief v! jou. Van:
duma Pauline, Merico,
Marche en Cleonay

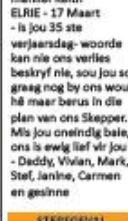
MEMORIUM
In Memoriam



Vandag vier mammi
u eerste verjaarsdag
by Koring Jesus, ons
wonder van vermist
en hartseer is nog
bale rou maar dit
troos ons om te weet
Ma is op die beste
plek ooit. Ma se plek
sal nooit uit ons harte
gewis word nie, al

Gedasselfleerd • Classifieds • Tenders • Kennisgewings • Vacancies 24 Maart 2021

ons liefde - Le-Keltha,
Kyle, Marah, Eligh en
marilef Kelth
ELRIE - 17 Maart
- is jou 35 ste
verjaarsdag- woorde
kan nie ons verlies
beskryf nie, sou jou so
graag nog by ons wou
hê maar berus in die
plan van ons Skepper.
Mia jou onetdige baie,
ons is ewig lief vir jou
- Daddy, Vivian, Mark,
Stef, Janine, Carmen
en gesinne



STERFGEVAL
OBITUARY



ANTON jy was 'n groot
mens. Dankie vir die
klint wat jy vir my
was. Liefde Karin



Boesie ston is
ek - Saam karretjies
gespeel, saam pakk
getry. Sondag nog
gryppe gemaak nou

jy wag. Rus sag. Nou
is jy by Helette. Liefde
Karin Neethling
Rus sag Boesie. Groot
skok Sterkte aan sy
kinders - Marietjie
Bester

Boesie watter skok.
Dankie vir 10jaar wat
ons jou geken het.
Liefde- Danette &
Chenell Ras en Timmy
Mostert
'n Bale nederige
Boesie wat altyd die
gemeenskap tyd
gemaak het met vir 'n
koffertjie en geselsie.
Ek sal hom ook
onthou as 'n persoon
wat altyd besorg was
oor sy medemens -
Wilhelm du Preez
Oom Boesie jy was 'n
goeie klint. Rus sag
tot weersiens. Smiley
(SSS)



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PUBLIC PARTICIPATION PROCESS:
REF No. 02/163/201 (Riebeck Kasteel) 87/87: PROPOSED DEVELOPMENT OF A LOW AND HIGH DENSITY RESIDENTIAL AREA, A WEDDING VENUE, FILLING
STATION, RETAIL SHOP AND OPEN SPACE ON ERF 878, RIEBECK KASTEEL.
Applicant: Tarmey Holdings (Pty) Ltd
Notice is hereby given of a public participation process in terms of the Environmental Impact Assessment Regulations (Johannesburg Act 25 of 1971, promulgated under NEMA Act No. 107 of 1998 as amended and conforming to all Covid-19 public participation protocols issued by DCAADP to carry out the following activities:
Listed Activities: Listed activities applied for: GNR3024/18412 and GNR3027/12, 18, 27/28. The proposed development and associated infrastructure on Erf 878 in Rietveld Assessment Report process for the proposed project.
Project Location & Description: The proposed development on Erf 878 is the following: a low density residential cluster of ~45 units ranging between 900-800m² in size each, containing a wedding venue with short term accommodation, a town housing cluster of ~30 units ranging between 200-350m² in size, two business units with a consent use for a filling station on one (~1745m²), an industrial zone (~2018m²), public and private open spaces (~19502m²) and roads (~19520m²). There is a fountain that originates on the erf as well as a change channel that traverses the northern boundary of the erf from the east to the west. There is a high point on an elevated flood located on the southern side of the property. From here the property slopes down by 27 meters to the lowest point located at the northwestern end of the property. The area of Erf 878 is 11.1 hectares in size. The most recent vegetation map indicates that the natural vegetation on the erf 878 would be Swartland Shale Renosterveld. However, the property carries a Zonation of Agriculture 1 and has been used for the development of agricultural fields in the past. The result of this is that there is very little natural vegetation left.
Registration as Interested and Affected Party and Access to Information:
You may register as an Interested and Affected Party (IAAP) in order to raise any environmental issues in writing that need to be taken into consideration during the assessment process. Deadline for comment is at close of work on 26 April 2021. Those that have already registered and received notification of registration need not register or raise issues concerns and aspects again. A background information document is available at link URL: <https://tiny.cc/meyersinfo>
To register as an IAAP, please submit your name, postal contact information, e-mail address, telephone and fax number and issues you wish to raise (e.g., discussing in detail any direct business, financial, personal or other interest in the approval or refusal of the application, quoting Ref No. 02/163/201 to Jervis (Riebeck Kasteel) 87/878, P.O. Box 4, Omsig 7201 or fax 086112141 or on the electronic response form available at link URL: <https://tiny.cc/meyersinfo>
Consultant: Jervis Environmental, P.O. Box 4, Omsig 7201 Fax 086 513 2561 / Cell 0828501902; Cell 086 513 2560

Michael-Jon Meyers
06/06/1991 - 19/03/2021

Die skielike siekte en dood van mnr Michael-Jon Meyers (29) is vir die skoolgemeenskap van Schoonspruit Sekondêr op Malmesbury, 'n gevoelige slag. Hy was vir 'n jaar en byna twee maande aan die skool verbonde. Mnr Meyers se ongeloflike passie, durf en pliggetrouheid sal ons altyd bybly. Die woorde van Mustafa Kemal Atatürk kom hom die beste op: 'A good teacher is like a candle - it consumes the way for others.' Atatürk het beslis aan mnr Meyers gedink toe hy die woorde geskryf het. Rus sag, kollega!



LOST OR DESTROYED DEED

Notice is hereby given in terms of regulation 68 of the Deeds Registries Act, 1937, of the intention to apply for the issue of a certified copy of Deed of Transfer Number 1551/102/8 passed by ANDREW WILLIAM JAMES, Identity Number 561226 5038 08 0 and LINDA JAMES, Identity Number 561226 5038 08 0, Married in community of property in each other in favour of LUBOYO HOLDING PROPRIETARY LIMITED, Registration Number 2014/19889/07 in respect of certain Erf 10118 MALMESBURY IN THE SWARTLAND MUNICIPALITY, DIVISION MALMESBURY PROVINCE OF THE WESTERN CAPE which has been lost or destroyed. All interested persons having objection to the issue of such copy are hereby required to lodge the same in writing with the Registrar of Deeds at Cape Town, Room 1216, 12th Floor, 90 Plain Street, Cape Town within two weeks from the date of the publication of this notice. Dated at Malmesbury this 19th day of March 2021. Applicant: Du Plessis & Mostert Attorneys Conveyancers: Marisa Chetani Van Zyl Address: 13 Piet Reitz Street, Malmesbury, 7300 E-mail: hennard@dugnan.co.za Tel: 022 402 1101 Ref: MVZ-HJ-427

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NOTICE 78/2020/2021
PROPOSED REMOVAL OF RESTRICTIVE TITLE CONDITION AND DEPARTURE ON ERF 328, ZYERFONTEIN

Applicant: Planscape, Postbus 557, Moormeersburg, 7310.
Tel no 022-4334408
Owner: Nine Alp Inv Pty Ltd, Pepcor Building, 36 Stellenberg Road, 7493.
Tel no. 0823791167
Reference number: 15/3/5-14/Erif_328 / 15/3/4-14/Erif_328
Property Description: Erf 328, Zyerfontein
Physical Address: Situated at 12 Luthfi Katz Road, Zyerfontein

Detailed description of proposal:
An application for the removal of restrictive title conditions on erf 328, Zyerfontein, in terms of section 25(2)(f) of Swartland Municipality: Municipal Land Use Planning By-Law (IPG 8226 of 25 March 2020) has been received.
It is proposed that the restrictive condition B5 be removed from Deed of Transfer T7895 of 2019. The purpose of the application is to remove restrictive conditions which relates to, building lines.
The application for a departure of the development parameters on erf 328, Zyerfontein in terms of section 25(2)(b) of Swartland Municipality: Municipal Land Use Planning By-Law (IPG 8226 of 25 March 2020) has been received. The proposal entails the following departure:
• Departure of the 4m street building line to 3,31m
• Departure of the 1.5m side boundary (western boundary) to 0,55m in order to authorize the position of the existing buildings.
Notice is hereby given in terms of section 55(1) of the By-law on Municipal Land Use Planning that the abovementioned application has been received and is available for inspection from Monday to Thursday between 08:00-13:00 and 13:45 - 17:00 and Friday 08:00-13:00 and 13:45 - 15:45 at the Department Development Services, office of the Senior Manager: Built Environment, Municipal Office, Church Street, Malmesbury.
Any written comments whether an objection or support may be addressed in terms of section 60 of the said legislation to The Municipal Manager, Private Bag X52, Malmesbury, 7299/Fax - 022-487 9440/e-mail - swartlandmunis@swartland.org.za or before 26 April 2021 at 17:00, quoting your name, address or contact details as well as the preferred method of communication, interest in the application and reasons for comments. Telephonic enquiries can be made to the town planning division (Alwyn Burger or Herman Olivier) at 022-487 9400.
The Municipality may refuse to accept comment received after the closing date. Any person who cannot write will be assisted by a municipal official by transcribing their comments.

MUNICIPAL OFFICES
PRIVATE BAG X52
MALMESBURY
26 March 2021

J J SCHOLTZ
MUNICIPAL MANAGER

| | |
|--------------------|---------------|
| smallstorage.co.za | 26 March 2021 |
|--------------------|---------------|

PUBLIC PARTICIPATION PROCESS:

REF No. 021/03/301 (Riebeeck Kasteel Erf 878): PROPOSED DEVELOPMENT OF A LOW AND HIGH DENSITY RESIDENTIAL AREA, A WEDDING VENUE, FILLING STATION, RETAIL SHOP AND OPEN SPACE ON ERF 878, RIEBEEK KASTEEL.

Applicant: Turnkey Holdings (Pty) Ltd

Notice is hereby given of a public participation process in terms of the Environmental Impact Assessment Regulations (GN Nos R324, R325, R326 & R327 of 7 April 2017, promulgated under NEMA Act No. 107 of 1998 as amended and conforming to all Covid-19 public participation protocols issued by DEA&DP to carry out the following activities.

Listed Activity: Listed activities applied for: GNR324/10&12 and GNR327/12, 19, 27&28. The proposed development and associated infrastructure on Erf 878 in Riebeeck Kasteel may include the above activities listed in terms of the NEMA 2014 EIA Regulations as amended. *EnviroAfrica Overberg* has been appointed to undertake the Basic Assessment Report process for the proposed project.

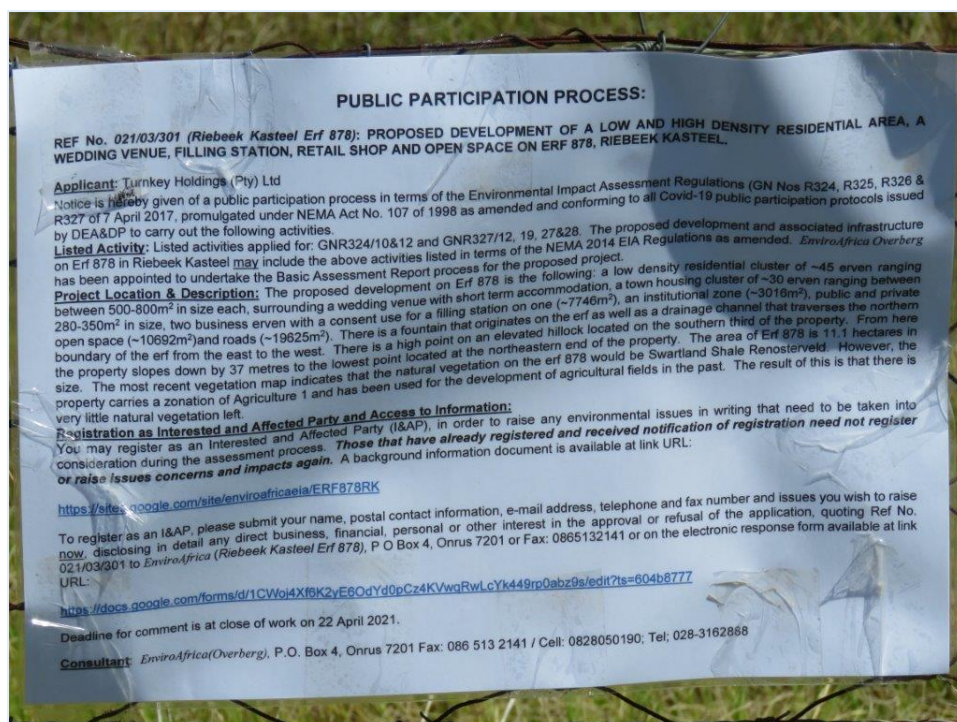
Project Location & Description: The proposed development on Erf 878 is the following: a low density residential cluster of ~45 erven ranging between 500-800m² in size each, surrounding a wedding venue with short term accommodation, a town housing cluster of ~30 erven ranging between 280-350m² in size, two business erven with a consent use for a filling station on one (~7746m²), an institutional zone (~3016m²), public and private open space (~10692m²) and roads (~19625m²). There is a fountain that originates on the erf as well as a drainage channel that traverses the northern boundary of the erf from the east to the west. There is a high point on an elevated hillock located on the southern third of the property. From here the property slopes down by 37 metres to the lowest point located at the northeastern end of the property. The area of Erf 878 is 11.1 hectares in size. The most recent vegetation map indicates that the natural vegetation on the erf 878 would be Swartland Shale Renosterveld. However, the property carries a zonation of Agriculture 1 and has been used for the development of agricultural fields in the past. The result of this is that there is very little natural vegetation left.

Registration as Interested and Affected Party and Access to Information:
You may register as an Interested and Affected Party (I&AP), in order to raise any environmental issues in writing that need to be taken into consideration during the assessment process. Deadline for comment is at close of work on 29 April 2021. **Those that have already registered and received notification of registration need not register or raise issues concerns and impacts again.** A background information document is available at link URL: <https://sites.google.com/site/enviroafricaaia/ERF878RK>

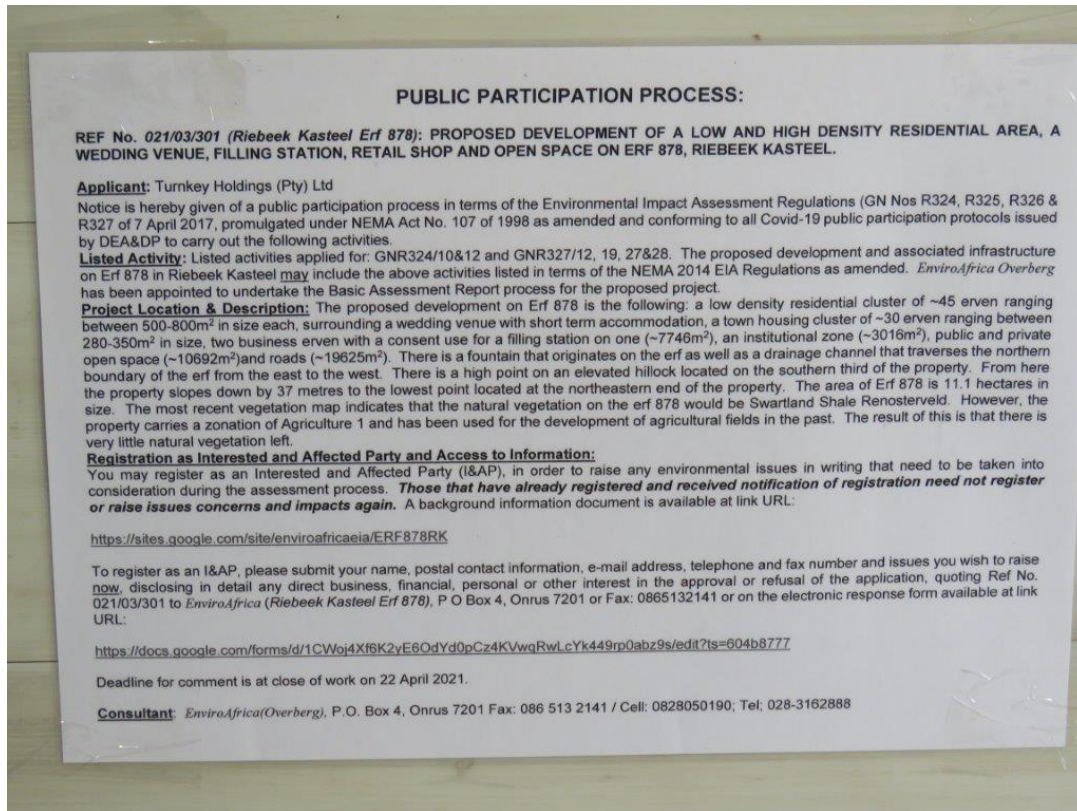
To register as an I&AP, please submit your name, postal contact information, e-mail address, telephone and fax number and issues you wish to raise now, disclosing in detail any direct business, financial, personal or other interest in the approval or refusal of the application, quoting Ref No. 021/03/301 to *EnviroAfrica (Riebeeck Kasteel Erf 878)*, P O Box 4, Onrus 7201 or Fax: 0865132141 or on the electronic response form available at link URL: <https://docs.google.com/forms/d/1CVWj4Xf6K2yE6OdYd0pCz4KVwqRwLcYk449rp0abz9s/edit?ts=604b8777>

Consultant: *EnviroAfrica(Overberg)*, P.O. Box 4, Onrus 7201 Fax: 086 513 2141 / Cell: 0828050190; Tel: 028-3162888

Three noticeboards were placed at various places on site as well as a notice in the local shop:







Organs of state comments received under the 2021 public participation process:



Western Cape
Government

Agriculture

Cor Van Der Walt
LandUse Management
Email: LandUse.Elsenburg@elsenburg.com
tel: +27 21 808 5099 fax: +27 21 808 5092

OUR REFERENCE : 20/9/2/2/5/647
YOUR REFERENCE : -
ENQUIRIES : Cor van der Walt

Enviro Africa
PO Box 4
ONRUS RIVER
7201

Att: Charel Bruwer

**PROPOSED DEVELOPMENT: DIVISION MALMESBURY
ERF NO 878**

Your application of 23 March 2021 has reference.

The Western Cape Department of Agriculture: Land Use Management has no objection to the proposed application.

Please note:

- 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. CJ van der Walt

LANDUSE MANAGER: LANDUSE MANAGEMENT
2021-07-09

Copies:

Department of Environmental Affairs & Development Planning
1 Dorp Street
Cape Town
8000

Swartland Municipality
Private Bag X52
MALMESBURY
7299

2.4. 2024 Public participation Process

A final out of process public participation was conducted by the previous EAP. The public participation ran from 15/03/2024 to the 16/04/2024. During this period, all registered I&Aps were notified of the commenting opportunity. Noticeboards were placed on site. A news paper advert was placed in the Swartland Joernaal on the 13/03/2024.

Joernaal

13 Maart 2024

5

Riebeeckvallei spanne sorg vir groot opskuddings in Swartland-streek



Vanaf die kantlyn met Abri Adonis

Good Hopes, Riebeeck United en Saron het die nuweke die kat in die hoenderhok gegee vir groot opskuddings te sorg in die Boland Grootdorsdags-beker, ná hulle vir onderskeidelik Abbotdale, Darling en Wesbank geklop het.

Athowel dit nog vroeg in die lig is, weet die gunsteling nou dat geen span verjaar onderskat kan word nie.

Dit was veral op Riebeeck-Wes waar die tuispan uitmuntende rugby ooggied het om die besoekers van Abbotdale stert tussen die bene hula toe te stuur.

Abbotdale was die groot gunsteling in hierdie wedstryd, maar Good Hopes het die pap vroeglik aangemaak om Abbotdale vroeg in die eerste helfte op die agtervoet te plaas. Good Hopes het die telling reeds vroeg 14-0 gemaak met verdoende drie deur Durwin Fortuin en Andrew "Kragas" Faroo.

Abbotdale het stelselmargt hul voete gevind en terug in die wedstryd gekom. Dit was veral Johan Casar wat vanaf die plaasvervangerbank blesje meer standvastigheid in die strums vir die besoekers gebring het.

Dit was egter die voorspelers van Good Hopes wat op die dag die siep gewas het en het teenstanders uitloeklert.

In die hystane het Abbotdale dikwels harde bene gekou, met rismalbewegings vanaf die hystane wat tot driekei het vir Good Hopes.

Abbotdale het goeie vagners getoon in die laaste 15 minute van die wedstryd. Good Hopes kon die terugvegging goed in toom te hou om die wedstryd 38-33 te wen.

Vir Good Hopes moet Lee-Tairo en Coellin Jullus uitsonder word vir hul goeie spel en ook Reagan Matela wat definitief sy sloepkoene aangehet het.

Vir Abbotdale was die skrumskakel Bevan Abrahams, 'n doring in Good Hopes se vlees. Good Hopes reis Saterdag na Wesbank vir nog 'n groot stryd en hulle sal hul goeie vertoning wil voortsit.

Saron het verlede Saterdag sy tuisveldvoordeel goed benut deur 'n begeestende Wesbankspan te klop in die versengende hitte op

Die span van Nwer Despair het met die span van Moorsburg afgerekon in die afgelope nuweke se liga-wedstryde.

Saron.

Die wedstryd het algeskop teen 'n vinnige tempo en dit was veral Wesbank wat aernal op aernal geleeds het met hul vurige agterman Dylen Beukes, wat twee keer die bal agter die skrum opgetel het, maar op die Saron-doelien deur goeie Saron verdedigingsaghou was.

Despair Welman kon uiteindek die Saron-verdediging breek en gaan druk.

Saron het egter onmiddellik terug geslaan met 'n drie van hul eie.

Wesbank het op alle fasette oorheers, maar kon nie die goeie aernale wat geleeds is, in punte op die telbord omskakel nie.

Saron het Wesbank se foute uitgebyt en gereeld punte aangeleken om te gaan water drink met die telling 19-8 in die guns van Saron.

Voorlans het Resca Boka vir Wesbank goed bal gedra en die plaasvervangers Che Klaassen en Keagan Solomons het ook ruwe vuur in die Wesbank voorry gebring om die telling te laat krimp na 22-10.

Saron se agtial het egter goed verdedig en agterlans was Jo-Raldo Olivier, Rudon Madziva en O-Jey van Wyk uitmuntend vir Saron.

Rallon Du Toit was vir Wesbank uitstekend op verdediging, maar die kaptein Despair Welman moet weer uitsonder word met sy satim temperament, afkasseling van sy spel en vermoel om enige verdediging te laat staan.

Alle krediet egter aan Saron wat uitstekend was op die dag en die oorwinning verdien.

Wesbank sal wil opmaak vir hantle loesing, waeroor hulle die komende Saterdag geskier speel vir Good Hopes wat tans onoorwonne is.

Die wedstryd behoort weer vir groot opwinding te sorg, maar dit is moeilik om te sien hoe die tuispan twee agtersewignende wedstryde verloor.

Wesbank behoort 'n taal stryd te wen met minder as 10 punte.

Moorsburg het Saterdag hul tweede agtersewignende wedstryd in die liga verloor toe hulle vasgeval het teen Nwer Despair van Moorsburg.

Die wedstryd, wat beskou kan word as 'n wedstryd met een helfte en twee kwarte, het ondertruners op hul seneweens gefind met Nwer Despair wat vinnig uit die wegginger blokke was met driekei deur die senter Juhn Bitterhout en die stut Austin Simons.

Hantle goeie spel het verskeer dat Nwer Despair teen rustig gemaklik met 20-3 voorloop.

Die tweede helfte het begin met 'n vinnige onverdoelde drie deur Donalls Karolus.

'n Geskaert vir die tuispan was goed benut deur Moorsburg met Jom Michells wat oorgesult het vir 'n drie.

Nog 'n uitstekende drie deur Robin Jagers van Moorsburg het die besoekers vir die eerste keer in die wedstryd laat voorloop.

Hainrich Boots het die telling 20-22 gemaak in die guns van Moorsburg.

Nwer Despair het egter die handrem laat sak in die laaste paar minute en twee pragtiel gedruk om die wedstryd vir die tuispan te bekliek.

Alexander Adams het ook besluit om sy sloepkoene in te pak met 3 suksesvolle strafdoele en om 3 van die 4 driekei te verdor.

Moorsburg speel eerskomende Saterdag geskier vir Porterville wat verlede nuweke sy liga algeskop het met 'n oorwinning teenoor Witterwater.

Moorsburg sal dus luttig wees en hantle week hard werk aan sy foute. Moorsburg behoort Saterdag vir hul eerste oorwinning te sorg met minder as 10 punte.

Die wedstryd van die nuweke behoort die derby stryd tussen Nwer Despair en Abbotdale te wees. Abbotdale is grooconk 'n moeilike neut om te kraak en behoort weer op loers te kom met 'n oorwinning met minder as 7 punte.

Darling, wat verlede nuweke met 'n jong span onverwags vasgeval het teen Riebeeck United, speel geskier vir Saron wile sal opdag met baie selfvertrou.

Saron behoort sy goeie spel voort te sit en veral sout in die verdedigende kampon se wonde te vryf met 'n oorwinning met minder as 7 punte.

In die ander wedstryd speel Young Eagles geskier vir Riebeeck United wat ook weer die tuispan sal laat wag vir sy eerste oorwinning. Riebeeck United behoort die wedstryd met minder as 10 punte te wen.



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PUBLIC PARTICIPATION PROCESS:
REF No. 183/24/1/P/0202/11/04 (Riebeeck Kartel Dr 878); PROPOSED DEVELOPMENT OF A LOW AND HIGH DENSITY RESIDENTIAL AREA, RETIREMENT CENTRE, FILLING STATION, RETAIL SHOP AND OPEN SPACE ON ERF 878, RIEBEECK KARTEL.

Abstract: Silver Solutions 3071 CC

Notice is hereby given of a public participation process in terms of the Environmental Impact Assessment Regulations (GN No. R234, R205, R206 & R207 of 7 April 2017, promulgated under NEMA Act No. 107 of 1998 as amended) to carry out the following activities:

Project Location & Description: The proposed development on ERF 878 comprises the following: 68 single residential upper market erven with extents of between ~4000m² and ~1200m² located along the slope and covering a total extent of ~48014m²; retirement village consisting of 25 erven with extents of between ~283m² and ~471m²; 1 full care facility and 1 self care facility, all with a total extent of ~10030m²; 2 townhouse complexes consisting of 28 and 11 erven, thus being 39 erven in total between ~180m² and ~800m² and covering a total extent of ~8120m²; 2 business erven consisting of retail and shops in both erven and a service station on the corner of the two business erven, all covering a total extent of ~10112m²; 4 public parks covering a total extent of ~11687m²; 2 stormwater drainage and roadway public space areas covering a total extent of ~3500m²; 1 private open space area for retirement residents covering a total extent of ~2200m²; 4 transport erven covering a total extent of ~2500m². There is a high point on an elevated hillside located on the eastern third of the property. From here the property slopes down to 37 metres to the lowest point located at the northeastern end of the property. The area of ERF 878 is 11.1 hectares in size. The most recent vegetation map indicates that the natural vegetation on the erf 878 would be Bushland Shale Renosterveld. However, the property carries a servitude of Agriculture 1 and has been used for the development of agricultural fields for extended periods in the past. The result of this is that there is no clear natural vegetation left on the property.


Registration as Interested and Affected Party and Access to Information:
You may register as an Interested and Affected Party (I&AP), in order to raise any environmental issues in writing that need to be taken into consideration during the assessment process. Deadline for comment is at close of work on 15 April 2024. A background information document and a Pre-Application Basic Assessment Report is available at link URL: <https://beta.docsign.com/sign/183/24/1/P/0202/11/04> and a hard copy for information in Riebeeck Kartel library. Those that have received written confirmation of their registration need not register again. To register as an I&AP, please submit your name, gender, postal contact information, e-mail address, telephone and fax number and issues you wish to raise (eg: n.a.p.p.) in a stand alone attachment to an e-mail. Note that no text in the body of an e-mail will be accepted or acknowledged. Please disclose in detail any direct business, financial, personal or other interest in the approval or refusal of the application, quoting Ref No. 183/24/1/P/0202/11/04 to SilverSolutions@RiebeeckKartel.co.za or by email: SilverSolutions@RiebeeckKartel.co.za or by fax: 0865152141, or by the electronic response form available at link URL: <https://beta.docsign.com/sign/183/24/1/P/0202/11/04> or by email: SilverSolutions@RiebeeckKartel.co.za or by fax: 0865152141.

Contact: SilverSolutions@RiebeeckKartel.co.za; Fax: 086 515 2141 | Cell: 828350190

nt, afwisseling van sy spel en vermoë om
ordediging te laat staan.
krediet egter aan Saron wat uitstekend
die dag en die oorwinning verdien.

Moorreesburg het die besoekers vir die eerste
keer in die wedstryd laat voorloop.
Heinrich Boois het die telling 20-22 gemaak in
die guns van Moorreesburg.

gasheer vir Riebeek United wat ook weer die
tuisspan sal laat wag vir sy eerste oorwinning.
Riebeek United behoort die wedstryd met min-
der as 10 punte te wen.



PUBLIC PARTICIPATION PROCESS:
REF No. 16/3/6/7/1/F5/20/2011/24 (Riebeek Kasteel Erf 878): PROPOSED DEVELOPMENT OF A LOW AND HIGH DENSITY RESIDENTIAL AREA, RETIREMENT CENTRE, FILLING STATION, RETAIL SHOP AND OPEN SPACE ON ERF 878, RIEBEEK KASTEEL.

Applicant: Silver Solutions 3371 CC

Notice is hereby given of a public participation process in terms of the Environmental Impact Assessment Regulations (GN Nos R324, R325, R326 & R327 of 7 April 2017, promulgated under NEMA Act No. 107 of 1998 as amended to carry out the following activities.

Listed Activity: Listed activities applied for: GNR324/12 and GNR327/12, 19, 27&28. The proposed development and associated infrastructure on Erf 878 in Riebeek Kasteel may include the above activities listed in terms of the NEMA 2014 EIA Regulations as amended. *EnviroAfrica Overberg* was appointed to undertake the Basic Assessment Report process for the proposed project.

Project Location & Description: The proposed development on Erf 878 comprises the following: 60 single residential upper-market erven with extents of between ~600m² and ~1203m² located along the slopes and covering a total extent of ~40614m²; retirement village consisting of 25 erven with extents of between ~283m² and ~471m²; 1 frail-care facility and 1 erf for flats, all with a total extent of ~16026m²; 2 townhouse complexes consisting of 26 and 11 erven, thus being 37 erven in total between ~189m² and ~409m² and covering a total extent of ~9312m²; 2 business erven consisting of retail and flats on both erven and a service station on the smaller of the two business erven, all covering a total extent of ~10112m²; 4 public parks covering a total extent of ~11697m²; 2 stormwater drainage and walkway public open space erven covering a total extent of ~356m²; 1 private open space area for stormwater servitude covering a total extent of ~2276m²; 4 transport erven covering a total extent of ~23086m².

There is a high point on an elevated hillock located on the southern third of the property. From here the property slopes down by 37 metres to the lowest point located at the northeastern end of the property. The area of Erf 878 is 11.1 hectares in size. The most recent vegetation map indicates that the natural vegetation on the erf 878 would be Swartland Shale Renosterveld. However, the property carries a zonation of Agriculture 1 and has been used for the development of agricultural fields for extended periods in the past. The result of this is that there is no viable natural vegetation left on the property..

Registration as Interested and Affected Party and Access to Information:
You may register as an Interested and Affected Party (I&AP), in order to raise any environmental issues in writing that need to be taken into consideration during the assessment process. Deadline for comment is at close of work on 16 April 2024. A background information document and a Pre-Application Basic Assessment Report is available at link URL: <https://sites.google.com/site/enviroafrica/erf878rk> and a hard copy for information in Riebeek Kasteel library.

Those that have received written confirmation of past registration need not register again. To register as an I&AP, please submit your name, gender, postal contact information, e-mail address, telephone and fax number and issues you wish to raise now a.s.a.p. in a **stand alone attachment** to an e-mail. Note that no text in the body of an e-mail will be accepted or acknowledged. Please disclose in detail any direct business, financial, personal or other interest in the approval or refusal of the application, quoting Ref No. 16/3/6/7/1/F5/20/2011/24 to *EnviroAfricaOverberg (Riebeek Kasteel Erf 878)*, e-mail: charel@enviroafrica.co.za, Fax: 0865132141, or on the electronic response form available at link URL: <https://docs.google.com/forms/d/1CWoj4Xf6K2yE8OdYdOpCz4KVwqRwLcYk449rp0abz9s/edit?ts=604b8777>

Consultant: *EnviroAfrica(Overberg)*, Fax: 086 513 2141 / Cell: 0828050190

Enviro Africa represented by Charel Bruwer, submitted the NEMA application form to the Department of Environmental Affairs and Development Planning (DEA&DP) on the 13 January 2025. In line with the legislation, the official legislated timeframe of the Basic Assessment Process then began.



CONSERVATION OPERATIONS: LANDSCAPE WEST

| | |
|-----------|--|
| Postal | PO Box 26, Porterville, 6810 |
| Physical | 72 Voortrekker Street, Porterville, 6810 |
| Website | www.capenature.co.za |
| Enquiries | Ismat Adams |
| Telephone | 0870873188 |
| Email | iadams@capenature.co.za |
| Reference | SSD14/2/6/1/8/5/_Erf 878_Riebeeck Kasteel |
| Date | 22 April 2024 |

EnviroAfrica(Overberg)

Via email: charel@enviroafrica.co.za / charelbruwersr@gmail.com

Attention: Charel Bruwer

Dear Charel

**RE: PROPOSED DEVELOPMENT OF A RESIDENTIAL AREA, RETIREMENT CENTRE,
A FILLING STATION AND RETAIL SHOP AND OPEN SPACE ON ERF 878, RIEBEEK
KASTEEL.**

DEA&DP Ref: 16/3/3/6/7/11/F5/20/2011/24

Herewith CapeNature's comment on this application.

1. As demonstrated by the botanical assessment, Erf 878 does not contain representative Swartland Shale Renosterveld. Remaining remnants of natural vegetation are pioneer species and at most secondary vegetation. The botanical assessment is supported.
2. Provide a freshwater impact assessment considering the potential impacts on the Krom Rivier and potential wetland area as pointed in the botanical assessment. The freshwater assessment would need to determine the risk to the watercourses and wetlands and mitigation and avoidance measures for impacts identified that will affect the wetlands and watercourses.

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

Kind regards,

Digitally signed
by Ismat Adams
Date: 2024.04.23
10:19:36 +02'00'

Ismat Adams
Land-Use Scientist: Landscape West



**Western Cape
Government**

Cor Van Der Walt
LandUse Management
Email: Cor.VanderWalt@westerncape.gov.za
tel: +27 21 808 5099 fax: +27 21 808 5092

OUR REFERENCE : 20/9/2/2/5/647
YOUR REFERENCE : -
DEA&DP REFERENCE : 16/3/3/6/7/1/F5/20/2011/24
ENQUIRIES : Cor van der Walt

Enviro Africa
06 Green Street
ONRUS RIVER
7201

Att: CA Bruwer

PUBLIC PARTICIPATION PROCESS (BACKGROUND INFORMATION DOCUMENT)
PROPOSED DEVELOPMENT OF A RESIDENTIAL AREA, RETIREMENT CENTRE, A FILLING STATION
AND RETAIL SHOP AND OPEN SPACE: DIVISION MALMESBURY
ERF NO 878

Your application of 0 March 2024 has reference.

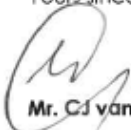
The Western Cape Department of Agriculture: Land Use Management has no objection to the proposed application.

Please note:

- 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. CJ van der Walt

LANDUSE MANAGER: LANDUSE MANAGEMENT

2024-04-23

Copies:

Department of Environmental Affairs & Development Planning

1 Dorp Street

Cape Town

8000

Swartland Municipality

Private Bag X52

MALMESBURY

7299



**Western Cape
Government**

Department of Environmental Affairs and Development Planning

Rondine Isaacs

Directorate: Development Management, Region 1

Rondine.Isaacs@westerncape.gov.za | Tel: 021 483 4098

REFERENCE: 16/3/3/6/7/1/F5/20/2011/24

DATE: 16 April 2024

The Members
Silver Solutions 3371 CC
21 Station Street
c/o Boom sticks
PAARL
7646

Attention: Mr. Rian Geldenhuys

E-mail: Geldenhuysrian1@gmail.com

Dear Sir

COMMENT ON THE PRE-APPLICATION BASIC ASSESSMENT REPORT ("BAR") FOR THE PROPOSED ESTABLISHMENT OF A MIXED-USE DEVELOPMENT ON ERF NO. 878, RIEBEEK KASTEEL.

1. The abovementioned document as received by this Department via electronic mail correspondence on 15 March 2024, and this Directorate's acknowledgement thereof dated 25 March 2024, respectively, refer.
2. The Directorate's comments on the pre-application BAR are as follows:
 - 2.1. Land Use Planning:
 - 2.1.1. Regulation 8 of Government Notice No. R. 982 of 04 December 2014 (as amended) stipulates that a competent authority is required to inform the proponent or applicant of any factors that might prejudice the success of their application. Therefore, this specific case will be referred to the Land Use Planning component within this Department. You will promptly receive the pertinent advice from this section as soon as it becomes available.
 - 2.2. Compliance with Section 24H of the Registration Authority Regulations, 2016 (as amended) in terms of 24H(3)(a) of the National Environmental Management Act, 1998 (Act No.107 of 1998) ("NEMA"):
 - 2.2.1. This Directorate's letter dated 02 February 2024 requested proof that the appointed Environmental Assessment Practitioner ("EAP"), Mr. Bruwer of EnviroAfrica, was appointed to undertake the Environmental Impact Assessment ("EIA") for the proposal prior to 08 August 2022, as this would allow the EAP to continue with the application.
 - 2.2.2. The correspondence dated 21 February 2024, as received by this Directorate via electronic mail correspondence on 23 February 2024, served as proof of the EAP's appointment before 08 August 2022, which included the tasks done to date.
 - 2.2.3. This Directorate therefore agrees that the EAP may continue with the application.

2.3. Applicable listed activities:

- 2.3.1. The Directorate confirms that, although the proposed site is located inside the urban edge, the site is located outside the urban area.
- 2.3.2. Since a storm water drainage line flows along the northern extent of the proposed site and the proposed development will be located within 32m of the drainage channel, Activity 12 of Listing Notice 1 is applicable.
- 2.3.3. It is noted that a service station forms part of the proposed development. However, no information was provided to determine with certainty whether Activity 14 of Listing Notice 1 and/or Activity 10 of Listing Notice 3 is applicable, i.e.:

Activity 14 of Listing Notice 1:

"The development and related operation of facilities or infrastructure, for the storage, or for the storage and handling, of a dangerous good, where such storage occurs in containers with a combined capacity of 80 cubic metres or more but not exceeding 500 cubic metres".

Activity 10 of Listing Notice 3:

"The development and related operation of facilities or infrastructure for the storage, or storage and handling of a dangerous good, where such storage occurs in containers with a combined capacity of 30 but not exceeding 80 cubic metres.

i. Western Cape

- i. Areas zoned for use as public open space or equivalent zoning;
- ii. All areas outside urban areas; or
- iii. Inside urban areas:
- (aa) Areas seawards of the development setback line or within 200 metres from the high-water mark of the sea if no such development setback line is determined;
- (bb) Areas on the watercourse side of the development setback line or within 100 metres from the edge of a watercourse where no such setback line has been determined; or
- (cc) Areas on the estuary side of the development setback line or in an estuarine functional zone where no such setback line has been determined".
- 2.3.4. Please provide clarity as to the applicability of Activity 14 of Listing Notice 1 and/or Activity 10 of Listing Notice 3 and ensure that the pages 11 and 12 are amended accordingly.
- 2.3.5. Should the abovementioned activities be applicable, the Impact Assessment Tables must be amended to include the assessment of each impact and risk identified for each alternative. Further, the necessary specialist assessment which assesses the potential groundwater impacts associated with the proposed service station will need to be undertaken.
- 2.3.6. As such, please ensure that the requested information is contained in the Application form, as previously communicated in this Directorate's letter dated 02 February 2024.

- 2.3.7. Failure to provide all the required information may result in refusal of the application for environmental authorisation.
- 2.4. Specialist assessments:
- 2.4.1. Please ensure that the final Visual Impact Assessment Report is provided in the draft BAR which must be made available to all registered interested and affected parties ("I&APs") and State Departments/organs of state.
- 2.4.2. Furthermore, please ensure that the required Heritage Impact Assessment Report is provided in the draft BAR which must also be made available to all registered I&APs and State Departments/organs of state.
- 2.4.3. Please note that should Heritage Western Cape request any new assessments to be undertaken, this must be done.
- 2.5. Heritage requirements:
- 2.5.1. The Directorate notes that Heritage Western Cape requested that a Heritage Impact Assessment, which includes a Visual Impact Assessment, be conducted.
- 2.5.2. Please ensure that a final comment is obtained from Heritage Western Cape and included in the draft BAR to be submitted, as part of the formal EIA application phase.
- 2.5.3. All recommendations provided by Heritage Western Cape must be included in the investigation and assessment of alternatives and must be incorporated in the project proposal and designs.
- 2.6. Environmental Management Programme ("EMPr"):
- 2.6.1. Please ensure that a map at an appropriate scale, which superimposes the proposed activity, associated structures and infrastructure, including any areas that should be avoided, including buffers, are included in the EMPr.
- 2.6.2. Furthermore, please ensure that the details of the EAP who prepared the EMPr and the expertise, including a Curriculum Vitae, are included.
- 2.6.3. In addition, please ensure that the recommendations made by the various specialist reports are included in the EMPr, where applicable.
- 2.6.4. Please amend paragraph 16.2 on page 17 of the EMPr to state the requirement for an Environmental Audit Report (to be completed by an independent external auditor), in accordance with the requirements of Regulation 34 of the EIA Regulations, 2014 (as amended).
- 2.6.5. Please also ensure that the pre-application reference (Reference No.: 16/3/3/6/7/1/F5/20/2011/24) is included on the cover page of the EMPr.
- 2.7. Screening Report and Site Sensitivity Verification Report ("SSVR"):
- 2.7.1. The Directorate's letter dated 02 February 2024 requested that an updated Screening Report be submitted.
- 2.7.2. It is noted that the Screening Report attached to the pre-application BAR is dated 27 February 2020. Kindly note that an updated Screening Report must

be submitted with the application form, failing which the application will not meet the requirements of the EIA Regulations, 2014 (as amended).

2.7.3. The Directorate's letter dated 02 February 2024 also requested that a revised SSVR, which addresses the Defense Theme, be submitted.

2.7.4. Please ensure that an updated SSVR, which addresses the abovementioned theme, is included with the application form.

2.8. Public participation Process:

2.8.1. You are required to submit proof of the Public Participation Process being conducted for the pre-application BAR. This will include (but is not limited to):

- Proof that advertisements were placed in the "Swartland Joemaal" newspaper on 24 March 2021 and 13 March 2024, respectively;
- Proof that notice boards were placed on site on 23 March 2020, 24 March 2021 and 13 March 2024, respectively;
- Proof that Background Information Documents ("BIDs") were distributed to adjacent neighbours, the ward councillor, local municipality and relevant State Departments/organs of state;
- Proof that the pre-application BAR was placed at the Riebeeck Kasteel Public Library;
- Proof that the pre-application BAR and BID were placed on the website of EnviroAfrica for the duration of the commenting period;
- Proof that the pre-application BAR was made available to registered I&APs;
- All comments received from I&APs;
- A Comments and Responses Report, indicating all the comments received from I&APs on the pre-application BAR and the responses thereto; and
- A complete list of registered I&APs.

2.8.2. All registered I&APs must be afforded a minimum period of 30 days to provide comment on the pre-application report. Should any I&APs have any issues regarding access to any reports, then alternative access to the reports must be provided.

2.8.3. All comments must be adequately addressed prior to the submission of the application for Environmental Authorisation.

2.9. General:

2.9.1. Please ensure that paragraphs 1.1 (key findings of the EIA) and 1.3 (summary of the positive and negative impacts and risks) are duly completed on page 37.

2.9.2. Furthermore, also ensure that paragraph 2.1 on page 37 (impact management outcomes for the proposed development for inclusion in the EMP) is duly completed.

2.9.3. Since electricity supply will be provided by the Swartland Municipality/Eskom, you are requested to provide this office with written proof that the municipality/Eskom has sufficient capacity to provide the necessary service to the proposed development. Confirmation of the availability of the service from the service provider must be provided together with the BAR.



2.10. Declarations by applicant, EAP and specialists:

Please ensure that the signed declarations from the applicant, EAP and specialists are included in the final BAR to be submitted as part of the application for environmental authorisation.

3. It is prohibited in terms of Section 24F of the National Environmental Management Act, 1998 (Act No. 107 of 1998) for a person to commence with a listed activity unless the competent authority has granted an environmental authorisation for the undertaking of the activity. A person convicted in terms of this prohibition is liable to a fine not exceeding R10 million or imprisonment for a period not exceeding ten years, or to both such fine and imprisonment.
4. Kindly quote the abovementioned reference number in any future correspondence in respect of this pre-application.

The Directorate reserves the right to revise or withdraw comments or request further information based on any information received.

Yours faithfully

**Taryn
Dreyer** Digitally signed
by Taryn Dreyer
Date: 2024.04.16
13:48:16 +02'00'

pp MR. ZAAHIR TOEFY
DIRECTOR: DEVELOPMENT MANAGEMENT (REGION 1)

CC: (1) Mr. Charel Bruwer (EnviroAfrica)
(2) Mr. Alwyn Zaayman (Swartland Municipality)

E-mail: charel@enviroafrica.co.za
E-mail: zaaymana@swartland.org.za

2.5. Comments received during 2024 Public participation

The following comments were recorded by the previous EAP during the 2024 PPP:

| | Name | Email | Date | Comment | Response by former EAP Charel Bruwer |
|--|--|--|------------|---|---|
| | Jennifer Kamerman Chairperson for Riebeek Valley Ratepayers Association | jennifer@midpoint.co.za | 18/03/2024 | <p>Date of original notification: 14th March 2024, regarding the proposed development of Erf 878 Riebeek Kasteel.</p> <p>Deadline for comments: 16th April 2024, as mentioned in the notification.</p> <p>Request for extension: Riebeek Valley Ratepayers Association requests a 4-week extension, moving the deadline to 14th May 2024.</p> <p>Reason for extension: The current deadline does not allow sufficient time to fully review the large volume of expert and technical information in the Pre-Application Basic Assessment Report (BAR).</p> <p>This time constraint could limit I&APs' ability to critically evaluate all aspects and impacts of the proposed development.</p> <p>The first term school holidays and Easter weekend further reduce the available time for reviewing, discussing, and preparing a response.</p> <p>Goal To ensure meaningful participation and a well-informed, thoughtful contribution to the process.</p> | <p>Dated 18/03.2024</p> <p>We have discussed your request for a postponement of the comment deadline on the Background Information Document (BID) and pre-application Basic Assessment Report (pBAR) by 4 weeks to 14 May 2024, as well as the reasons therefore, with the Client and consultants team.</p> <p>We have to regrettably inform you that this would not be possible for the following reasons:</p> <ul style="list-style-type: none"> • The specialists consultants that have been appointed to make inputs into the Erf 878 application process have made time commitments in their work schedules. This dictates that comments and responses on the BID and pBAR be received by 16 April 2024 in order not to jeopardise the timeframes for the completion of the impact assessment process as dictated under NEMA (as amended). • Performance commitments have also been made with business partners who have an interest in the proposed development that dictates adherence to agreed deadlines as laid down under NEMA 2014 (as amended). • Experience over 25 years with environmental applications, as well as endorsed by the timeframes specified for public participation, contained in the NEMA legislation, have indicated that 30 day comment periods for BARs have proven to be more than adequate. • The BID and pBAR information is straight forward and not difficult to understand. You may also request written clarification on aspects from us within the next two weeks. We therefore respectfully urge your organisation to initiate your response activities rather sooner than later in which |

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| | | | | | <p>case the deadline of 16 April 2024 should be easily met.</p> <p>Thank you for your organisation's participation and trust that the matter is clarified.</p> |
| | Solveigh Smit | solveighsmit@gmail.com | No date provided | <p>-Not in favour of high-density residential area proposed</p> <p>-No need for filling station</p> <p>-No support for retail shops – kill all privately owned enterprises and a eyesore</p> | <p>Response dated 19/03/2024</p> <p>Comments noted and recorded</p> |
| | DEADP – Rondine Issaacs | Rondine.Issaacs@westerncape.gov.za | 16/04/2024 | <p>Received & Acknowledged: Received on 15th March 2024 and acknowledged on 25th March 2024.</p> <p>Key Comments:</p> <ul style="list-style-type: none"> • Land Use Planning: The application will be referred to the Land Use Planning component for advice. • EAP Compliance (NEMA): The Environmental Assessment Practitioner (EAP) was appointed before 08 August 2022 and may continue with the application. • Applicable Listed Activities: <ul style="list-style-type: none"> ○ Activity 12 (stormwater drainage line) is applicable. ○ Further clarification needed for Activities 14 (dangerous goods storage) and 10 (dangerous goods storage) for the proposed service station. ○ Impact assessments and groundwater risk evaluations may be required if these activities apply. • Specialist Assessments: <ul style="list-style-type: none"> ○ Ensure Visual and Heritage Impact Assessments are included in the draft BAR. | <p>Comments noted by EAP and amended accordingly</p> |

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| | | | | <ul style="list-style-type: none"> ○ Heritage Western Cape's comments must be included in the draft BAR. • Environmental Management Programme (EMPr): <ul style="list-style-type: none"> ○ Include a map showing the proposed activity and structures in the EMPr. ○ Provide the EAP's details, and ensure specialist recommendations are incorporated. ○ Amend paragraph 16.2 to include the requirement for an Environmental Audit Report. • Screening & Site Sensitivity Reports: <ul style="list-style-type: none"> ○ Updated Screening Report and revised Site Sensitivity Verification Report (SSVR) are required. • Public Participation: <ul style="list-style-type: none"> ○ Proof of public participation and I&AP engagement is required, including advertisements, notice boards, and availability of reports. ○ A minimum 30-day comment period must be provided to I&APs. • General: <ul style="list-style-type: none"> ○ Complete sections on key findings, impacts, and impact management outcomes. ○ Provide written confirmation from Swartland Municipality/Eskom regarding electricity supply capacity. • Declarations: Ensure signed declarations from the applicant, EAP, and specialists are included in the final BAR. <p>Legal Reminder: Environmental authorisation is required before commencing the listed activity as per</p> | |
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| | | | | <p>Section 24F of NEMA.</p> <p>Reference Number: Include the reference number in any future correspondence.</p> | |
| | David Bellamy | bellamydavid@hotmail.com | 2024 PPP | <ul style="list-style-type: none"> • David Bellamy, the owner of Erf 294 Riebeek Kasteel, has received a new draft rezoning plan from the Hugemont Trust and Silver Solutions. • The Hugemont Trust offered to assign the existing Right of Way (RoW) to Erf 294 if he withdraws his objections to the proposed rezoning, but the encroachment issue will remain (1.5m protruding onto a potential public road). • Bellamy maintains his objection to the rezoning of Erf 878, as part of his clay brick house (19 square meters, the entire north face) encroaches onto Erf 878, creating a longstanding planning anomaly. • The north-facing windows of Bellamy's house overlook Erf 878, raising security and safety concerns, as these windows could be accessed from the outside, especially with high unemployment and increased crime. • Bellamy cannot secure his property with fencing or enforce trespass laws due to the encroachment, preventing effective safety measures. • The situation worsened previously when Bellamy had to take Mr. Willem Smuts to court multiple times for harassment and property damage. • Bellamy requests the resolution of this planning anomaly, which has existed since at least 1930, in order to safely fence his house and use trespass laws. • He asks Swartland Municipality or the | |

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| | | | | <p>Department of the Environment to resolve this issue before granting planning consent for the rezoning.</p> <ul style="list-style-type: none"> Bellamy is willing to pay for the right of way assignment to Erf 294 and wishes to purchase the adjacent portion of the servitude (Area 1), as per a 2018 offer, to resolve the ownership issue. If not resolved, Bellamy may pursue legal action based on prescription, which could delay the sale and rezoning of Erf 878. | |
| | DEADP – Rondine Issacs request to contact Neil Moir and Associates | neil@moirassoc.co.za | 17/04/2024 | <p>Request to be registered as I&AP</p> <p>Letter dated 21/05/2024:</p> <p>Summary of Objection Letter to Basic Assessment Report (BAR) for Proposed Development on Erf 878, Church Street, Riebeek Kasteel:</p> <p>Introduction: Mr. CJ Moir, a resident and interested party of the Riebeek Valley, submits this objection to the Basic Assessment Report (BAR) for the proposed development of a township and associated infrastructure on Erf 878, Church Street, Riebeek Kasteel.</p> <p>Key Concerns/Objections:</p> <p>Location of Secondary Business Node:</p> <p>The proposed development is not in line with the 2017 and 2023 Spatial Development Frameworks (SDF) for Riebeek Kasteel, which specify that Erf 878 should only have a Central Business District (CBD) node along Church Street and residential zoning for</p> | <p>Added as I&AP</p> <p>Comments noted and additional specialist input provided in the in process BAR</p> |

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| | | | | <p>the remainder.</p> <p>The development introduces a new, unplanned secondary business node, which conflicts with the established SDF and fails to integrate Riebeek Kasteel with Riebeek Kasteel East. Preferred secondary nodes are located along other streets, not Church Street.</p> <p>Visual and Urban Design:</p> <p>The development impacts the scenic route along Church Street, a key gateway to Riebeek Kasteel. The sight lines to the town and iconic church steeple must be preserved.</p> <p>The proposed buildings exceed the 170m contour building line, causing visibility issues. The development should respect the town's historic grid pattern and avoid creating a gated community that isolates from the town.</p> <p>Architectural guidelines for the development are seen as overly uniform, resulting in "cookie-cutter" designs that do not fit with the surrounding village. The development should offer design diversity and integrate with the town's aesthetic and cultural heritage.</p> <p>Heritage and Environmental Impact:</p> <p>The development disregards the historical farming and grazing land on the site, as well as indigenous plants and natural springs. It must be sensitive to the visual and cultural heritage of the area.</p> <p>No buildings should be allowed to exceed the 175m contour line to preserve scenic views.</p> | |
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| | | | | <p>Services and Infrastructure:</p> <p>While the Swartland Municipality confirms that municipal bulk services could potentially service the development, the existing municipal infrastructure (water, stormwater, sewerage) is insufficient and needs significant upgrades. The Pre-BAR document fails to address these critical infrastructure upgrades.</p> <p>Conclusion: Mr. Moir requests that the development proposal be reconsidered to address the above concerns, particularly regarding the zoning, visual impact, heritage sensitivity, and infrastructure requirements. He calls for the development to better integrate with the town and align with the existing planning frameworks and guidelines.</p> | |
| | Cape Nature – I. Adams | iadams@capenature.co.za | 22/04/2024 | <p>CapeNature's comments on the proposed development of a residential area, retirement center, filling station, retail shop, and open space on Erf 878, Riebeek Kasteel are as follows:</p> <p>The botanical assessment shows that Erf 878 does not contain representative Swartland Shale Renosterveld, but rather secondary vegetation with pioneer species. This assessment is supported.</p> <p>A freshwater impact assessment is required to evaluate potential impacts on the Krom Rivier and a wetland area, as mentioned in the botanical assessment. This assessment should determine risks to watercourses and wetlands and propose mitigation measures.</p> <p>CapeNature reserves the right to revise its comments or request further information based on new data.</p> | Comment noted |

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| | Department of Agriculture – Cor van der Walt | cor.vanderwalt@westerncape.gov.za | 23/04/2024 | No objection | noted |
|--|--|--|------------|--------------|-------|

| Summary RVRA Comments on EnviroAfrica (Overberg) cc's Pre BAR for the Development of Erf 878, Riebeek Kasteel | | |
|---|--|--|
| Pre-BAR Page reference(s) | Extract/ Quote/ Aspect | Comment/ Observation |
| p.1/40 | GENERAL PROJECT DESCRIPTION | |
| | <i>The Huguemont Trust as the owner of Erf 878, located within the urban area of Riebeek Kasteel, have given Silver Solutions 3371 CC permission to apply for a residential township with business components on Erf 878, Riebeek Kasteel...</i> | The proposed mixed-use development is described as a "township development", with most of the residential portion being a "gated development" with restricted access, which requires substantial detail per regulation. The project description lacks the detail required to be able to truly assess and comment on some of the potential or obvious impacts. |
| EAP Response: A detailed project description with enough detail of all the development components of the proposed development on Erf 878 Riebeek Kasteel is provided in the Land Use Planning Application attached in Appendix L . This allows one to truly assess potential or obvious impacts. As may be noted from the detail presented in the Land Use Planning Application the only areas within the proposed development that have security access for the provision of a first level of resident safety are those that have 10 metre road widths and end in dead ends. Free, unrestricted access via a 13-20 metre wide road runs through the development from Fontein Street to Church Street. This provision also allows for the alleviation of the traffic congestion that would be created by all traffic having to pass through the town centre of Riebeek Kasteel | | |
| | | <p>A service station is a highly undesirable addition for several reasons, due to the impacts and risks that attach themselves to this type of construction and its operations. The service station is only mentioned in this section, and not discussed in terms of impacts further on. The service station and retail centre are not clearly marked on the layout diagramme.</p> <p>A service station is a Listed Activity in terms of the EIA Regulations, which means various specialist studies including a geohydrological study and a risk assessment linked to the storage and dispensing of hazardous chemical substances. These must be performed to determine the potential impacts should incidents occur, and are not included in the documentation that was provided. Important aspects also include location in relation to concentrations of people, location of other properties, water table/ groundwater, slope of ground surrounding the proposed location, transport/ logistics aspects. These issues will undoubtedly require mitigation measures (normally part of the conditions in authorisation by the competent authority, DEA&DP, and should already be identified as part of the design).</p> |
| EAP Response: The application relating to the service station is only for the zoning in the land use application. The application to operate a service station is a listed activity under NEMA 2014 (as amended) and will be a separate application under NEMA by the fuel company entity who would be interested to operate a fuel station on the zoned | | |

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| | <p>site. The fuel company application, under their expertise, will deal with issues related to industry measures to prevent fuel leakage from underground tanks, storage of hazardous materials on site, disposal of oils, fuels and other waste material related to the operation of a fuel station.</p> <p>2025 NOTE – The application for the fuel and service station is completely removed from the preferred Alternative 3. The revised BAR completed removes this reference and does not include any listed activities relating to such.</p> | |
| | 4 Transport erven covering a total extent of ~23086m ² . | <p>There is an implication that the “4 transport erven”, which cover 21% of the Erf will become a taxi rank with four bays. It is not marked on the area earmarked for commercial use. This area will experience vehicle maneuvering and traffic flow problems and the tight space that will be caused by parking bays (also not identified). There are known issues and impacts that are caused at existing taxi facilities in other cities. Pollution levels will increase (vehicle and people noise, vehicle exhaust emissions, solid waste pollution with health and environmental health impacts e.g. food litter attracts vermin and insects). There is no indication of preventative measures and infrastructure to mitigate these impacts, nor of responsibility. Waste generated at source is the owner's and not the municipality's responsibility regarding storage.</p> |
| | <p>EAP Response: The Swartland Municipality Landuse Planning Bylaw defines transport zone and what developments are allowed thereon. This includes a total area of ~23086m² zoned as Transport Zone 2, within the total development footprint and includes only the proposed roads. There will be no formal taxi rank but taxis may use the parking bays provided on Erf 37 in the area for commercial use. This RVRA comment on the four transport erven is erroneous in a negative way by implying the development of a taxi rank on these erven. These four transport erven are shown in Figure 5 (page 8) of the Land Use Planning Application in Appendix L. The gray zonation indicates the four Transport erven. As may clearly be seen there is no space of a taxi rank.</p> | |
| | | <p>It is unstated what infrastructure the developer is responsible for as it appears that the developer indicates that SM will supply all services and pay for all infrastructure. This would pass the capital financing burden on to current rate payers and would be unlawful. A developer is legally required to pay a Development Contribution (DC) for the addition of bulk and connector infrastructure capacity outside of a new development, as well as fund the full reticulation network and associated infrastructure costs inside the boundaries of a development (Erf 878 in this case).</p> <p>The sentiment that the SM will provide services that will increase municipal revenue (via “services levies accruable to the municipality”) is also a false</p> |

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| | | <p>economy. Without the funding and other resources, or available natural resources (water in particular impacted by climate change), it is unclear how these services can be provided or supported on a sustainable basis.</p> <p>The basic services and infrastructure external to a development must be provided by the municipality. This involves expansion, renewal of, or new capital infrastructure, followed by repairs and maintenance. The township development will induce a significant demand. By evaluating provisions in the SDBIP against IDP objectives, it is clear that there is insufficient capital or operating funding provided for in the 2023-2027 MTREF. This is also confirmed by a senior services and infrastructure official of the SM.</p> <p>Electricity provision in the SM mainly involves Eskom as a major role player. Eskom provides the generation and transmission infrastructure, and the bulk electricity.</p> <p>There are current serious supply concerns due to insufficient or poorly maintained, failing generation infrastructure (Eskom), and insufficient or poor network reticulation (Eskom/ SM). In addition, the many additional factors that impact on supply to consumers (e.g. quality of coal, sabotage, corruption) currently result in load shedding. There is no indication whether there will be provision for self-generation (rooftop photovoltaic systems for generation and water heating) to bring this in line with green initiatives and objectives of the IDP.</p> |
| <p>EAP Response: The developer is responsible for providing all the internal services. The Swartland Municipality (SM) raises a development contribution on each erf in the proposed development. SM may use this contribution to update other infrastructure and if the contribution is not enough, may ask the developer to fund further infrastructure, to be refunded over a period of time as agreed. The services availability letter by Swartland Municipality and KLS Consulting Engineers in Appendix E16 confirms that sufficient spare capacity in the associated infrastructure for water, sewerage and solid waste removal is available. Reference to the fragmented Eskom electricity supply is a national problem in South Africa and a bulk supplier to SM. This bulk supply is also available to the development and to be independent of Eskom is an individual choice of a potential homeowner and the technology to install this is available commercially.</p> | | |
| p.2/40 | As Erf 878 has been repeatedly subjected to agricultural exploitation over its entire surface, there is virtually none of this natural vegetation [endangered renosterveld] left on the property. | The previous farming activity does not mean it cannot be naturally or artificially revegetated - Renosterveld vegetation does return after a crop of plantation remnants are removed. |
| <p>EAP Response: There are a number of important reasons why it would be extremely difficult to rehabilitate this Erf 878 to the natural renosterveld that was severely altered by anthropogenic activities of which continuous cultivation of agricultural crops, associated regular ploughing, addition of fertilizers, harvesting and planting of a succession</p> | | |

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| | <p><i>of different crops. Literature has it that the shrub component of the natural renosterveld would take ~35 years to re-establish. However the bulb component of the renosterveld that existed on site has been destroyed by the repeated agricultural practices and there are no resource areas nearby from where it can naturally be introduced. In addition the agricultural practices is known from experience and literature to deplete the micro-elements in the soil, fertilizers increase nitrogen concentrations and alter soil chemistry, and most importantly, the fertilizer runoff from the surrounding large nearby agricultural fields are detrimental to the re-introduction of renosterveld vegetation. Also refer to the specialist Botanical Report in Appendix G that states "the site visit shows that the property was clearly cultivated over a long period of time. Very little is known about how to rehabilitate previously ploughed renosterveld, but it is a known fact that ploughed renosterveld will not restore itself for many generations, if ever."</i></p> | |
| | <p><i>Erf 878 has an elevated small hillock on the southern lower third of the property at a maximum height of 180m a.m.s.l. From this high point the topography slopes down for a height of 37 metres to the lowest point in the north-western corner of the property at 143m a.m.s.l</i></p> | <p>See layout map for subdivision with 1m contours in Appendix B. From the highest point (Springbok Hill, 180m AMSL) to the lowest point (right of way servitude, 137m AMSL), the elevation difference is 37m. The horizontal distance is 36m. Rough calculation produces the general terrain slope angle of 45.8 degrees, or 10.3:10.</p> <p>By implication this will cause very fast drainage that will be encouraged by hard surfacing and roof structures that will increase run-off by as much as 95%, especially during heavy downpours. This will exceed the capacity of the stormwater infrastructure at the town square and towards the bottom end of town. Without sufficient stormwater drainage capacity, on-site attenuation is unlikely to solve the problem. This has large cost implications for the municipality and residents subject to consequential flooding.</p> <p>A downstream implication for the receiving environment, either populated, or for agricultural land and crops, or for undeveloped land, plus for the Berg River as a major surface water course, is that the stormwater load increases with potential flooding of flatter areas. Further, if the stormwater is contaminated, this has a pollution impact on the receiving environment as well. Using Google Earth for estimation purposes in the absence of other data, elevations AMSL are:</p> <ul style="list-style-type: none"> • Main street lowest point (at De Hoop farm): 112m • Kloof Street end (connecting to Pieter Cruythoff Ave): 111m • Lelie Street (at Pieter Cruythoff Ave intersection): 98m • Lelie Street (parallel to Esterhoff near New Valley Creche): 93m • Berg River (average elevation): 64m <p>It is clear that the natural slope is quite significant and that it decreases over the</p> |

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| | | increasing distance away from Erf 878, with possible pooling effects in some areas. |
| <p>EAP Response: It is agreed that an average slope of 10.3:10.0 would have disastrous impact on rainfall runoff events on site! However, taking on-site measured data into consideration, the drop is ~37m over a distance of ~316m, thus the average slope from the top of Springbok Hill to the lowest elevation on Erf 878 located in the north-eastern corner of the erf was found to be 1:8.5 (vertical:horizontal). The KLS Consulting Engineers Civil Engineering Services Report (see Appendix E16 in Pre-BAR) furthermore elaborates in detail on the various stormwater runoff management procedures, including use of swales, permeable hardened development areas, retention ponds etc., to reduce the 1:50 year runoff event to a 1:10 year runoff event when the stormwater discharges from Erf 878. The rest of the RVRA comment that is rather non-specific, based on their erroneous average slope calculation thus becomes irrelevant. Furthermore the pollutants transported by stormwater runoff from Erf 878 is minor in consideration to the pollutants washed off from the much larger surrounding agricultural and residential areas to the drainage line running from Erf 878 to the Berg River.</p> | | |
| | | <p>The February 2024 document presented as a FINAL BAR is in fact still a pre-Basic Assessment Report, as stated in a few places and on the fly page. Many aspects have changed since Nov 2019 (over 4,67 years). This causes various anomalies in it and makes this report and some information stale. This requires more recent information/ assessments/ updates or new specialist reports.</p> <p>There have also been updates to the Swartland Municipality (SM) IDP and SDF, which cover the 2023 – 2027 term, its objectives and policy changes that will apply to future developments that still need approval. The current document should be updated with any changes in the project description and state reasons why the original quantities changed (e.g. number of residential units increased from 45 to 60, etc.), while the elevation limit of 170m AMSL implies fewer units can be allowed.</p> <p>Once available, the new document should be readvertised or made available to I&APs, which includes the final BAR.</p> |
| <p>EAP Response: The February 2024 document was at the time marked as a <i>final</i> Pre-BAR and could never be a Final Bar as an Application Form had not been submitted to DEADP. The Pre-BAR stage for the proposed development has been running since prior to COVID. The purpose of the Pre-BAR stage, (only introduced in the Western Cape) is exactly to provide an opportunity to continuously update and expand the information and assessment of a proposed development. The Pre-BAR stage also provides the opportunity to register as I&AP who will be further involved in the impact assessment process, as well as to make pro-active inputs into the process. The updates in the SM IDP and SDF have been incorporated in the updated Land Use Planning Application (see Appendix L in Pre-BAR). The RVRA Comment Report on the Pre-BAR does not specify which aspects has changed that it refers to. However, a case in point for the progression in the different layouts RVRA refer to is exactly the purpose of the impact assessment, where alternatives are developed in response to I&AP comment inputs.</p> | | |
| | 9. This BAR must be duly dated and originally signed by the Applicant, EAP (if applicable) and Specialist(s) and must be | The EAP is not registered with EAPSA, and cannot sign off on the validity of information provided (as has been done on the last page of the report). This |

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| | <i>submitted to the Department at the details provided below.</i> | compromises the adherence to legal requirements. The Specialists who prepared reports attached, appear not to have signed off. It is further noted that the developer/owner did not sign digitally despite it being stated that it was "digitally signed". This brings the validity of the report in question in terms of the DEA&DP requirements. |
| EAP Response: DEA&DP has accepted the Pre-BAR and all associated documents that were signed off and submitted. DEA&DP also agreed that the EAP can sign off on this Erf 878 proposed development application and that all DEA&DP requirements are met. | | |
| p.4/40 | MAPS | |
| | <p><i>Provide a location map (see below) as Appendix A1 to this BAR that shows the location of the proposed development and associated structures and infrastructure on the property. The site plans must contain or conform to the following:</i></p> <ul style="list-style-type: none"> <i>Services, including electricity supply cables (indicate aboveground or underground), water supply pipelines, boreholes, sewage pipelines, storm water infrastructure and access roads that will form part of the proposed development must be clearly indicated on the site plan</i> | Apart from the roads being shown, the rest of the infrastructure detail is not apparent on any of the diagrammes. Photographs (Appendix C) also do not provide this information. Associated infrastructure been indicated - not just on-site, but also the development's connection points to bulk supply/ removal infrastructure – but with insufficient detail as far as could be ascertained. According to the senior SM official, the municipality has also not received engineering drawings. |
| EAP Response: There are standard engineering principles prescribed for the installation of said associated infrastructure for residential and business developments. The detail design drawings will be done by appropriately qualified consulting engineers that will be appointed by the SM after a tender process once the environmental authorisation for the application is obtained. These appointed consultants will be professionally accountable to the SM for their designs and implementation. | | |
| p.5/40 | Acronyms | |
| | | Some acronyms in the pre-BAR are stale due to changes in competencies of National Department since the 2019 report was drafted. For example, the forestry and fisheries component of DAFF have been incorporated with DEA to form DFFE. DWAF is now DWS, which includes the sanitation function for oversight. This displays ignorance by the EAP, raising the question whether all the sector departments will be contacted to address the issues properly. |
| EAP Response: The acronyms used are those as still used on the relevant DEA&DP official forms. Whether the use of the said acronym displays ignorance by the EAP, or not, is based on a judgement value by the beholder. Furthermore, the question whether all the sector departments have been contacted to address the issues properly will be decided by DEA&DP when the required reports are submitted for acceptance and decision. | | |
| p.6/40 | ATTACHMENTS – anomalies | |
| | | Not all attachments are available, as can be seen from the report. This means that the report is truly a pre-BAR that needs finalization and information presented to |

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| | | <p>I&APs. Evaluation shows two groupings of information not available at this stage. This makes final comment from I&APs impossible:</p> <p>1. Comments being awaited:</p> <ul style="list-style-type: none"> • Appendix E1 • Appendix E2 • Appendix E5 • Appendix E7 • Appendix E10 (DEADP Pollution Management) Very important regarding the intention to develop a service station in the flow lines of the fountain and other underground water. • Appendix E11 (DEADP Waste Management!) • Appendix E12 (DEADP Biodiversity Management - should be considered but no specialist study. • Appendix E15 (local authority comment) • Appendix E17 (District Municipality comment) <p>2. Appendices not available/ deemed necessary:</p> <ul style="list-style-type: none"> • Appendix E4 • Appendix E6 - no inclusion. Surely this is an error - The R311 is WCG's responsibility and if there is a need for changes, it is not SM's responsibility, meaning that if WCG DTPW cannot accommodate this, it has other impacts. • Appendix E8 • Appendix E9 (WCG DoH is the authority regarding clinic provision). • Appendix E20 Proof of agreement/ TOR of the specialist studies conducted. Why have these not been included? • Appendix F: PP information (comments I&AP list, notices, etc. - after pre-BAR. This is understandable given the process) • Appendix L: Erf 878 Town Planning Application |
| EAP Response: Appendices are included as the information that they refer to become available, either by follow-up requests to government departments or organs of state. | | |

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| <i>Some appendices that are included in the BAR pro-forma may not be applicable to the proposed development. This applicability is determined by the EAP during the Pre-BAR process. Additional requests by DEA&DP may be made during the impact assessment process as they are the relevant authority who ultimately determine what additional information they require, in addition to that being submitted, in order to come to a decision.</i> | | |
| p.7/40 | SECTION A: ADMINISTRATIVE DETAILS | Charel Bruwer is not registered as an EAP (legal requirement - when did legislation come into effect?). He cannot sign off on the pre-BAR or other EIA documents in terms of regulatory requirements. |
| EAP Response: DEA&DP agreed that the Charel Bruwer can sign off as EAP on all documents for this Erf 878 proposed development application that normally require an EAP signature. | | |
| p.9/40 | SECTION B: CONFIRMATION OF SPECIFIC PROJECT DETAILS AS INLCUDED [sic] IN THE APPLICATION FORM | |
| | <i>Silver Solutions 3371 CC is in the process of application to the various relevant authorities to develop the Erf with regard to the following as abstracted from the Town and Regional Planning Report prepared by Interactive Town and Regional Planning and submitted to Swartland Municipality for the application for a rezoning, consent use and subdivision of Erf 878, Riebeek Kasteel in terms of Chapter IV, Section 25.2(a)(o)& (d) of the Swartland Municipal Land Use Planning By-Law, 2020 (see Site Plans in Appendix B1 and Photographs in Appendix C respectively attached).</i> | The Development Planning Application was retracted immediately prior to the PPP advertisement on 13 February 2024. A new application will have to be prepared/ made if there are substantive changes to the project details (e.g. no retail or service station, larger erven/ fewer units, etc.), or outcomes of approvals or support letters. |
| EAP Response: An application form has not yet been lodged with DEADP. The progressive nature of the impact assessment process has at its heart the progressive alteration of layouts, options, etc. as the PPP information from organs of state and I&APs contribute to the EIA process. The impact assessment process under NEMA 2014 (as amended) is an independent process from the Land Use Planning Application (LUPA), but may refer to the LUPA as a source of information to feed into the NEMA process. However, there is no substantial difference between the withdrawn and resubmitted LUPA in attached in Appendix L . | | |
| | <i>The extent of Erf 878 forming the application area was created in 1995 after the subdivision of Erf 878 into 5 portions and a Remainder all gaining access from the 6m wide Fontein Street. The associated services infrastructure related to the proposed development is described in the Town Planning application that will be submitted to Swartland Municipality for approval after Environmental Authorisation is obtained from DEADP.</i> | The development's access points, turning radii and road widths need to be reviewed in relation to accessibility and maneuvering by large waste removal vehicles, furniture removal vehicles or delivery vehicles used by couriers. Fontein Street has a width of 6m and a vehicle size restriction of 3.5 Tons. The street has permitted parking along one side which then results in a usable road width of 3.5m. There are businesses at the lower end of Fontein Street that are serviced by 6-7 ton trucks and Fontein Street is then regularly blocked to all vehicle movement. It is not appropriate to have a vehicle access point into the proposed development from Fontein Street, neither is it appropriate to construct |

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| | | a "short-cut" from the R311 into RK, through the development with a T-junction intersection at Fontein Street. Access from the development into Fontein Street should be restricted to pedestrian access. |
| <p>EAP Response: A specialist traffic impact assessment was conducted for the proposed development on Erf 878 and the recommendations made in the transport impact assessment are summarised as follows:</p> <p>(a)-the proposed access off Church Rd should be designed according to the local and provincial guidelines. Attention should be given to sight distances from the access along Church Road;</p> <p>(b)-the proposed access on Fontein Street should be designed according to local guidelines;</p> <p>(c)-the route through the development connecting Church Road in the west with Fontein Street in the east should have a blacktop width of at least 6,0 m. Other internal access roads should have minimum blacktop widths of 5,5 m and bell-mouth radii of 6,0m (minimum 5,0m);</p> <p>(d)-off-street parking should be provided as per the Swartland Municipality Land Use Planning By-law document;</p> <p>(e)-it is proposed that adequate public transport facilities be provided at the filling station and adjacent retail premises;</p> <p>It is furthermore proposed that a surfaced sidewalk be provided along at least one side of the Class 5 Local Street (13 m reserve) through the development and up to the filling station premises.</p> <p>It must be noted that a municipal by-law determines the size of vehicle (3.5 tons) that may use Fontein Street and consequently all vehicles entering the proposed development on Erf 878 from Fontein Street are restricted to this maximum tonnage. The SM may furthermore specify any upgrades they deem necessary as a condition of approval for the proposed development on Erf 878.</p> | | |
| Between the | These services will all be supplied by the Swartland Municipality, subject to the services levies accruable to the municipality. | <p>The associated services infrastructure related to the proposed development is described in the Town Planning application that will be submitted to Swartland Municipality's MPT for approval after Environmental Authorisation is obtained from DEADP.</p> <p>While services must be supplied by SM, the supply of capital infrastructure solely at the expense of SM and its current Ratepayers is unlawful. Any development this will require extensions to existing infrastructure, whether bulk infrastructure and bulk network infrastructure outside of the development. The municipality is only partly responsible for Capex. The developer pays development contributions (DCs) for the extension work to capital infrastructure and must provide the reticulation network infrastructure supplying services to the development at own cost.</p> <p>There is clearly a misunderstanding of what SM will develop/ be responsible for. A "township development" (as per the reports title), is the developer's</p> |

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| | | <p>responsibility, who must pay for the network infrastructure up to the point where it is connected to bulk infrastructure. The real implication is a financial burden on the current Ratepayers (increased rates and services charges).</p> <p>There are no municipal service levies, only Council-approved rates and tariffs. Tariffs off-set costs incurred to directly provide services to residents and businesses (water, sanitation/ sewage, electricity). Rates cover services for which tariffs cannot be charged due to the "public good" components where everyone benefits. Waste management area cleaning and infrastructure, maintaining public open spaces, providing and maintaining roads, and street lighting, etc. fall into this category.</p> |
| <p>EAP Response: The developer is responsible for providing all the internal services. The Swartland Municipality (SM) raises a development contribution on each erf in the proposed development. SM may use this contribution to update other infrastructure and if the contribution is not enough, may ask the developer to fund further infrastructure, to be refunded over a period of time as agreed. A service level and phasing agreement will be drawn up between the developer and the SM for the provision of services. The services availability letter by Swartland Municipality and KLS Consulting Engineers in Appendix E16 confirms that sufficient spare capacity in the associated infrastructure for water, sewerage and solid waste removal is available. Reference to the fragmented Eskom electricity supply is a national problem in South Africa and a bulk supplier to SM. This bulk supply is also available to the development and to bridge load shedding by Eskom or invest in stability of electricity supply is an individual choice of a potential homeowner and the technology to install this is available commercially.</p> | | |
| | <p>There are two stormwater drainage lines running across Erf 878 that both originate from the very extensive agricultural developments on the lower foothill slopes of the mountains to the west. Another drainage line terminates in a seasonal fountain that emerges above-ground more or less in the middle of the property during the wet winter runoff months, but otherwise dries up during the dry summer months.</p> | <p>The statement of no/little water in summer is immaterial if hydrocarbon contamination should occur from a spill or leak (underground tank crack or breach of pipe connections). This will contaminate soil due to sub-surface and will spread as a plume once the groundwater flow recurs in winter. In turn, this will contaminate water downstream of the high ground (underground and potentially on surface wherever ground water surfaces). This has major implications for food safety, especially if farmland soils become polluted. A further implication is the economic impact on sales and exports.</p> <p>There are direct implications for stormwater run-off. The hard surfacing of a natural area, and the roof coverage will increase run-off by up to 95%. Downstream from the development, which is at lower levels than Fontein Street, the drainage is already insufficient due to poorly maintained or broken infrastructure, or due to infrastructure being too small (insufficient) to handle the current loads. There is also cross-connection of stormwater lines with the sewer</p> |

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| | | <p>lines feeding the sewerage treatment plant, and the overload during rain periods upsets the biological treatment capacity in the plant. This has major environmental implications, as the contaminated water is released to normalize operations and services.</p> <p>It means expansion and corrective work will definitely have to be performed by the municipality. A meeting with a senior SM official, and a review of the SM SDBIP indicate there is no budget for this work. This is sufficient reason not to support a township development that will cause stormwater and sewage increases.</p> |
| <p>EAP Response: <i>The application relating to the service station is only for the zoning in the land use application. The application to operate a service station is a listed activity under NEMA 2014 (as amended) and will be a separate application under NEMA by the fuel company entity who would be interested to operate a fuel station on the zoned site. The fuel company application, under their expertise, will deal with issues related to standard industry measures to prevent fuel leakage from underground tanks, storage of hazardous materials on site, disposal of oils, fuels and other waste material related to the operation of a fuel station. Standard use is made of double walled fuel storage tanks, groundwater monitoring stations to detect leakages, on site spillage containment etc.</i></p> <p><i>With regard to storm water runoff from Erf 878, the KLS Consulting Engineers Civil Engineering Services Report (see Appendix E16 in Pre-BAR) elaborates in detail on the various stormwater runoff management procedures, including use of swales, permeable hardened development areas, retention ponds etc., to reduce the 1:50 year runoff event to a 1:10 year runoff event when the stormwater discharges from Erf 878. The developer of Erf 878 cannot be held responsible to solve the other municipal infrastructure problems located outside the proposed development, such as sewer/stormwater cross connections, poorly maintained and broken infrastructure, etc. It must also be remembered that the proposed development is intended to be implemented in phases over a longer period of time. As explained earlier on the application of the development contributions that accrue from the proposed development will be contained in a contractual agreement drawn up between the SM and developer. The proposed development will make an important contribution to the financial resources of the SM, otherwise they will not support the proposed development.</i></p> | | |
| p.10/40 | <p><i>The reason why this vegetation type is listed as critically endangered is because it was commonly converted to agriculture as a viable land use. As the whole Erf had been repeatedly farmed with agricultural crops in the past for a number of years, but longer than 10 years ago, there is very little, if any, of this natural vegetation left on the property. The property is covered in pioneer vegetation such as renosterbos (<i>Erythropappus rhinocerotis</i>), kraalbos (<i>Galenia africana</i>), black wattle (<i>Acacia mearnsii</i>), kikuyu grass (<i>Pennisetum clandestinum</i>), <i>Cynodon</i> species and other pioneer grasses and vegetation (see Specialist Botanical Report in Appendix G1).</i></p> | <p>Why claim that farming destroyed the natural environment? There is an acknowledgement in the report (p.9/40) of the existence of pioneer species, which is a clear sign that revegetation of the endangered renosterbos is occurring. Also see 12 (misnumbered) in the table on p.11/40.</p> |

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| <p>EAP Response: Comments such as these by the RVRA are entirely erroneous and unqualified and exposes their lack of commenting expertise. Renosterbos is not endangered. This sort of erroneous comment by the RVRA does not pro-actively contribute anything and frustrates the impact assessment process. We ran this past the botanical specialist and his comment is unprintable! It is generally accepted by vegetation specialists that agriculture development on renosterveld destroys renosterveld. Even lying fallow for many years the vegetation will revert to renosterbos but not renosterveld.</p> <p>This is another erroneous conclusion drawn by the RVRA as there is no denial that there is a wetland where the spring (fountain) occurs. The proof of recognition can be derived from the fact that there is 32 metre buffer zone around the spring that is zoned Open Space Zone 2: Private Open Space. This Erf 34 has a size of 4350m2.</p> | | |
| p.11/40 | SECTION C: LEGISLATION/POLICIES AND/OR GUIDELINES/PROTOCOLS | |
| | Relevant regulations govern content and process of EIA (adhered to fully) | <p>How can it be fully compliant with NEMA/ NEMWA if the proposed retail service station is a Listed Activity (sched 2)?</p> <p>The service station development has been omitted from the project description, and is not mentioned in the document. Therefore, it doesn't trigger it as a listed activity. Seems like the EAP and developer have been devious about this and are trying to skirt around and downplay the hazardous nature of substances that will be stored and dispensed on this site, with pollution and other effects downstream, or fire risk to properties close to the service station with implications downstream.</p> |
| <p>EAP Response: The application relating to the service station is only for the appropriate erf zonation in the land use application. The application to operate a service station is a listed activity under NEMA 2014 (as amended) and will be a separate application under NEMA by the fuel company entity who would be interested to operate a fuel station on the zoned site. The fuel company application, under their expertise, will deal with issues related to standard industry measures to prevent fuel leakage from underground tanks, storage of hazardous materials on site, disposal of oils, fuels and other waste material related to the operation of a fuel station. Standard use is made of double walled fuel storage tanks, groundwater monitoring stations to detect leakages, on site spillage containment etc.</p> <p>Reference to deviousness on the part of the developer and the EAP is uncalled for by the RVRA and exposes their continuous attempts throughout their responses to discredit the developer and the EAP. There is no way that the EAP will resort to deviousness as this could form a ground for appeal against the environmental authorisation, if granted by the RVRA. We are fully aware of this pending appeal by RVRA and will conduct the EIA process accordingly.</p> | | |
| | A stormwater drainage channel runs on the northern extent of Erf 878 and the development footprint may involve the movement of more than 10 cubic metres of soil. | There is a denial that there is a wetland where the spring (fountain) occurs. |
| <p>EAP Response: This is another erroneous conclusion drawn by the RVRA as there is no denial that there is a wetland where the spring (fountain) occurs. The proof of recognition can be derived from the fact that there is 32 metre buffer zone around the spring that is zoned Open Space Zone 2: Private Open Space. This Erf 34 has a size of 4350m2 around the fountain and public access is allowed to the fountain as contained in the relevant Title Deed..</p> | | |

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| | <i>Stormwater drainage line runs along the northern extent of the property. The footprint of the proposed development will extend to closer than 32 metres from the drainage channel. DEADP to confirm whether this activity is applicable.</i> | The hard surfacing and roof areas will make run-off greater than these channels can handle. This implies a specialist study needed to calculate quantum and to provide input to design and construction of additional stormwater infrastructure. |
| EAP Response: With regard to storm water runoff from Erf 878, the KLS Consulting Engineers Civil Engineering Services Report (see Appendix E16 in Pre-BAR) elaborates in detail on the various stormwater runoff management procedures, including use of swales, permeable hardened development areas, retention ponds etc., to reduce the 1:50 year runoff event to a 1:10 year runoff event when the stormwater discharges from Erf 878. | | |
| p.12/40 | <i>This agricultural zoned site has not been subjected to agriculture for the past 10 years and therefore is considered to be natural under NEMA 2014 (as amended)</i> | This is a contradiction with statements that are made regarding renosterbos and agriculture (see previously noted p.9/40, SECTION B). |
| EAP Response: Please note that NEMA 2014 (as amended) refers by definition to indigenous or natural vegetation as “vegetation consisting of indigenous plant species occurring naturally in an area, regardless of the level of alien infestation and where the topsoil has not been lawfully disturbed during the preceding ten years”. Listing Notices 1/27 and 3/12 contain listed activities under NEMA 2014 (as amended) relating to indigenous or natural vegetation. | | |
| | <i>Provide the relevant Basic Assessment Activity(ies) as set out in Category A. Describe the portion of the proposed development to which the applicable listed activity relates. - N/A</i> | This cannot be answered as :N/A”. For Category A listed activity (NEMWA): If a service station is built - storage of hazardous waste (and disposal of oil cans, rags, contamination during filling of underground tanks, mop up materials used to contain spillages, etc? Also for Category A listed activity (NEMWA): This cannot be possible if the township development becomes a gated community with controlled entrances, as a waste room (currently not shown) needs to be provided to store waste and recyclables for routine collection by the municipality. |
| EAP Response: As mentioned previously, the application relating to the service station is only for the appropriate erf zonation in the land use application. The application to operate a service station is a listed activity under NEMA 2014 (as amended) and will be a separate application under NEMA by the fuel company entity who would be interested to operate a fuel station on the zoned site. The fuel company application, under their expertise, will deal with issues related to standard industry measures to prevent fuel leakage from underground tanks, storage of hazardous materials on site, disposal of oils, fuels and other waste material related to the operation of a fuel station. Standard use is made of double walled fuel storage tanks, groundwater monitoring stations to detect leakages, on site spillage containment etc. The “gated community” that RVRA refer to are those areas in the residential development where the roads are 10m wide and end in dead-ends. Only domestic waste will be generated in these gated areas and provision for collection will be made at the “gate” | | |
| p.13/40 | SECTION E: PLANNING CONTEXT AND NEED AND DESIRABILITY | |
| | <i>There is only one alternative site for the proposed development in Riebeek Kasteel as Erf 878 is the only appropriately sized Erf within</i> | There is indeed more than one site available for development. The preferred alternative is described in great detail in the appropriate Town and |

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| | <p><i>the urban boundary of the town that is of appropriate size and undeveloped.</i></p> <p><i>There was a design alternative that was the originally preferred selected alternative as it would meet the initial financial, social and environmental triple bottom line. However, based on the I&AP feedback from the initial rounds of public participation as well as feedback from © Western Cape on the Notice of Intent, a preliminary visual and heritage impact assessment was done. It soon became apparent that an alternative development to the proposed wedding venue at the top of the high point on the Erf was required, as well as some other minor adjustments to the proposed development layout in order to respect existing visual sight lines to heritage elements such as the tall church steeple from certain positions along Kerkstraat as the entrance road to Riebeek Kasteel passes Erf 878. Thus the initial alternative became the non-preferred alternative. The alternative design layout, influenced by the public participation process, then FORM NO. BAR10/2019 Page 13 of 40 became the preferred alternative and is shown in Appendix B1.</i></p> | <p>Regional Planning Application prepared by InterActive Town and Regional Planning, which must be subjected to a separate public participation process under the Spatial Planning and Land Use Planning Management Act (SPLUMA) and is received by a different authority (SM's MPT) for decision making. This pre-BAR contains a summary with little detail and is a key contention of the RVRA: the township design has fundamentally changed and increases the number of units, and some aspects have no or little detail for DEA&DP to make decisions on. This raises question mark about the non-availability and validity of the available specialist studies, and the support from authorities (SM, WCG).</p> |
| <p>EAP Response: NEMA 2014 (as amended) refers to "feasible and realistic" alternatives. Of all the alternative undeveloped sites available in Riebeek Kasteel, Erf 878 is the only one that meets the proposed development requirements of the Applicant, taking location, size, opportunities and constraints into consideration. Thus the layout was changed due to I&AP feedback on the first round of public participation. Due to the removal of the wedding venue, additional areas on the site became available for altered residential layout. The Swartland Spatial Development Framework 2023-2027 advocates a densification for Riebeek Kasteel from 8.2 to 8.5 dwelling units per hectare. The application proposal is in accordance with the land-use management policies and strategies for the said area. The Land Use Planning Application will be included in the BAR to provide DEA&DP with the necessary information and allow them (DEA&DP) to request additional information during the further impact assessment process. The non-availability of specialist studies is not specified in this instance in the RVRA comment. Support or non-support by SM and WCG is obviously based on a much wider information base than can be provided in the BAR and Town and Regional Planning Application. It is also standard feasibility procedure to discuss a proposed development with the governing authorities in order to formulate feasible and realistic alternatives right at the beginning of the development planning process.</p> | | |
| p.14/40 | <p>9. Explain how the proposed development will optimise vacant land available within an urban area.</p> <p><i>The proposed development is located on an Erf that is vacant and carries a zoning of Agriculture 1 and is located within in the urban</i></p> | <p>This is a nonsensical answer that does not explain how the development will optimise the available land.</p> |

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| | edge proposed for residential development in Riebeek Kasteel. | |
| | <p>EAP Response: <i>Densification and intensification ensures optimal use of land and efficient use of infrastructure and services. The Swartland Spatial Development Framework 2022-2027 strongly promotes densification in new housing developments.</i></p> <p>10. Explain how the proposed development will optimise the use of existing resources and infrastructure. <i>The Erf 878 is located within the urban edge of Riebeek Kasteel as well as being limited developable land in the urban area. The Erf can easily be serviced by the local municipality. There is also a very large demand for residential opportunities in Riebeek Kasteel that far outstrips availability.</i></p> <p>AW-The municipality must state their solution to this problem. It is not the applicants problem that municipal infrastructure is cockeyed.</p> | |
| | | <p>The "Erf can easily be serviced by the municipality" statement is nonsense, as there are various issues that complicate service delivery. Fundamentally there is no immediate budget for works needed to upgrade, repair or maintain for some services (from an interview with a senior SM official).</p> <p>The EAP appears oblivious to the fact that the municipality cannot fully service EXISTING developed properties. Sewerage infrastructure is the weak link, and many properties are still using conservancy tanks that need to be pumped empty approx. every 2 weeks at a greater cost to the resident/owner. Stormwater conveyance is also a problem and has caused incidences of flooding in the lower point in town and flooding of the WWTW due to suspected interconnections between the stormwater and sewage pipes.</p> |
| | EAP Response: <i>The specialist KLS Consulting Engineers services report (see Appendix E16) describes the services to meet the SM services requirements.</i> | |
| p.14/40 | SECTION F: PUBLIC PARTICIPATION | |
| | 2. Confirm that the PPP as indicated in the application form has been complied with. All the PPP must be included in Appendix F. | The PPP is incomplete, so it cannot be complied with. Further, the pre-BAR is incomplete (missing information regarding project details and specialist studies, as previously indicated), which may require a further release of the final BAR and associated specialist studies for PP. |
| | EAP Response: <i>As the PPP is a progressive process throughout the impact assessment process that is being complied with and the application form has not been submitted yet, this requirement can only be assessed when the final BAR is submitted to DEA&DP for acceptance and approval.</i> | |
| | <ul style="list-style-type: none"> social profiling as described by O'Connor (1977) was employed to determine the key characteristics of the groupings within the surrounding community as well as the organs of state that may have an interest in the proposed development as starting point for identifying potential stakeholders; | This seems to be a very old source (almost 50 years) and begs the question why more recent methods are not applied. The make-up of population in terms of social groups and economic means in different areas has also changed dramatically since 1977. Internal migration as well as influx from beyond the borders has grown the number of informal settlements and areas with FLISP housing forcing a marked change. |
| | EAP Response: <i>O'Connor's (1977) social profiling is still one of the best principled profiling techniques that is as applicable today as it was then, regardless of the changes in social groups, economic means, spatial origin and distribution and their interaction with access or not to resources. However we will remove the reference to prevent interpretative problems.</i> | |

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| p.15/40 | <p>3. Confirm which of the State Departments and Organs of State indicated in the Notice of Intent/application form were consulted with State Departments</p> <ul style="list-style-type: none"> Breede-Gourits Catchment Management Authority | <p>The "Catchment Agency" cited has no jurisdiction in the Swartland Municipal area. The Berg River flows through the SM/ WDM area, and the 2023 WSDP-SIDP Sector Report input, indicates "Swartland Municipality is situated in the Berg-Olifants Water Management Agency (WMA)". It is not possible that the correct information would be transmitted either way if the incorrect WMA was approached in terms of consultation.</p> <p>The Dept of Water & Sanitation is also a commenting authority that sets policy and should indicate aspects of water availability in terms of long-term forecasting and planning.</p> |
| EAP Response: Noted. The DWS as national government, who was approached at the Pre-BAR stage, still have to indicate which water authorities all have to be approached with the proposed development for comment. | | |
| | <p>4. If any of the State Departments and Organs of State were not consulted, indicate which and why.</p> <p>* WCG Dept of Health: There are no health issues involved with this proposed development apart from the Occupational Health and Safety Act during construction and operation.</p> | <p>The statement regarding the OHS Act is incorrect. If a service station is approved, built and operated, various regulations under OHS Act apply (MHI, Hazardous Substance Regulations, Noise Regulations) will have to be adhered to prior to and after construction during the operational phase, which will form part of mitigation measures that should be included in the design.</p> |
| EAP Response: As mentioned previously, the application relating to the service station is only for the appropriate erf zonation in the land use application. The application to operate a service station is a listed activity under NEMA 2014 (as amended) and will be a separate application under NEMA by the fuel company entity who would be interested to operate a fuel station on the zoned site. The fuel company application, under their expertise, will deal with issues related to standard industry measures to prevent fuel leakage from underground tanks, storage of hazardous materials on site, disposal of oils, fuels and other waste material related to the operation of a fuel station. | | |
| | Provide a summary of the issues raised by I&APs and an indication of the manner in which the issues were incorporated into the development proposal. | As indicated before, Appendix F cannot be complete as shown. The Final BAR will also attract comment that MUST be included, implying a further public participation process will be needed. |
| EAP Response: The impact process under NEMA 2014 (as amended), inclusive of the specified public participation activities, will be followed to the letter, always keeping in mind that an appeal against an environmental authorisation lodged by a registered I&AP seems inevitable. | | |
| p.16/40 | SECTION G: DESCRIPTION OF THE RECEIVING ENVIRONMENT | |
| | <p>All specialist studies must be attached as Appendix G.</p> <p>1. Groundwater - NO</p> | <p>This is a fatal flaw for a number of reasons (soil type, spring, wetland, service station impacts on groundwater, etc.). The spring (fountain) and stormwater drainage channel are conflated as a single source of surface water, which is incorrect. A ground truthing site visit in March 2023 shows there is flow even in</p> |

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| | | the dry season. There is also no mention of a wetland on site, which is a natural feature resulting from the flow of groundwater. These features can be seen on Google Earth as well. |
| EAP Response: As mentioned previously this is another erroneous conclusion drawn by the RVRA as there is no denial that there is a wetland where the spring (fountain) occurs. The proof of recognition can be derived from the fact that there is 32 metre buffer zone around the spring that is zoned Open Space Zone 2: Private Open Space. This Erf 34 has a size of 4350m ² around the fountain with public access as per the Title Deed. | | |
| | 2. Surface water 2.1. Was a specialist study conducted? NO | This is a fatal flaw, especially since the fountain and stormwater issues have been acknowledged, and there could be downstream impacts on farm dams and the Berg River. Other influences such as waste and service station impact must be considered as potential impacts on the quality of surface water. See previous comment about pollution impact on soil that will eventually transfer to water. No attenuation shown on the lay-out plan - flooding due to hard surfacing and steep slope that will affect lower town and beyond is a known impact even without hard surfacing. |
| EAP Response: The specialist KLS Consulting Engineers services report (see Appendix E16) describes the services to meet the SM services requirements. Their design also indicate the various water flow attenuation measures. As mentioned previously, the application relating to the service station is only for the appropriate erf zonation in the land use application. The application to operate a service station is a listed activity under NEMA 2014 (as amended) and will be a separate application under NEMA by the fuel company entity who would be interested to operate a fuel station on the zoned site. The fuel company application, under their expertise, will deal with issues related to standard industry measures to prevent fuel leakage from underground tanks, storage of hazardous materials on site, disposal of oils, fuels and other waste material related to the operation of a fuel station. A further very important aspect regarding polluting runoff from Erf 878 is that the area is ~10 hectares. The surrounding adjacent vineyards with the associated pesticides, fertilizers and extensive summer irrigation creates an additional runoff area of ~70 hectares. | | |
| p.17/40 | 4. Biodiversity 4.3. Explain which systematic conservation planning and other biodiversity informants such as vegetation maps, NFEPA, NSBA etc. have been used and how has this influenced your proposed development. Available vegetation maps, the National Freshwater Ecosystem Protection Areas designation for the site, on site vegetation and aquatic features and assessments were done. The impact of the surrounding developments on the site were conducted and the | This is a contradiction if the answer is NO. the statement "A specialist botanical study and the history of land-use on site over the years have indicated that there were no natural conservation-worthy elements left on Erf 878 because of the long-term anthropogenic alteration impact on the site" is not true. It also contradicts the fact that there is evidence of endangered renosterveld type plants, as investigated on a site visit in March 2024. In addition, wetland plants occur adjacent to the wetland. Combined, the wetland and natural vegetation must receive attention from a biodiversity perspective. There is evidence of biodiversity issues as discussed elsewhere. A proper specialist study must be undertaken on ground truthing principles. |

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| | <i>preferred development alternative designed and positioned on the Erf footprint. A specialist botanical study and the history of land-use on site over the years have indicated that there were no natural conservation-worthy elements left on Erf 878 because of the long-term anthropogenic alteration impact on the site</i> | The maps required are also not included in the pre-BAR. |
| <p>EAP Response: As explained previously, there are a number of important reasons why it would be extremely difficult to rehabilitate this Erf 878 to the natural renosterveld that was severely altered by anthropogenic activities of which continuous cultivation of agricultural crops, associated regular ploughing, addition of fertilizers, harvesting and planting of a succession of different crops. The remnant presence of a few pioneer plants that occur in renosterveld and wetlands is no indication of such ecosystems. It's the same as the English proverb that says "two swallows do not make a summer". Literature has it that the shrub component of the natural renosterveld would take ~35 years to re-establish. However the bulb component of the renosterveld that existed on site has been destroyed by the repeated agricultural practices and there are no resource areas nearby from where it can naturally be introduced. In addition, the agricultural practices are known from experience and literature to deplete the micro-elements in the soil, fertilizers increase nitrogen concentrations and alter soil chemistry, and most importantly, the fertilizer runoff from the surrounding large nearby agricultural fields upstream of the site are detrimental to the re-introduction of renosterveld vegetation. Also refer to the specialist Botanical Report in Appendix G that states "the site visit shows that the property was clearly cultivated over a long period of time. Very little is known about how to rehabilitate previously ploughed renosterveld, but it is a known fact that ploughed renosterveld will not restore itself for many generations, if ever."</p> | | |
| | <p>5. Geographical Aspects <i>Explain whether any geographical aspects will be affected and how has this influenced the proposed activity or development.</i> <i>The geographical aspect that would have been affected was where the proposed wedding venue with associated tower would have been placed on top of the hill, in order to present a visual feature. However, due to initial public participation feedback from local residents and organisations, the proposal was altered to the preferred alternative where the prominent wedding venue was removed and replaced by single storey housing to blend in with the surrounding visual character.</i></p> | <p>Where is the Specialist Study for Visual Impact, as directed by HWC (Appendix E1)? This should ideally include a 3D rendering that allows building height, etc. to be able to determine visual impact, and to honour the 170m AMSL height limit. The visual impact will also affect mountain and valley views (current proposal), which is part of the tourist attraction along with the church spire.</p> <p>A further aspect attached to the proposed retail centre will be signage for advertising purposes. Experience abounds to show that this often adds to visual impacts.</p> <p>The visual impact assessment attached to the preBAR is for an already discarded development option and does not assess the preferred development proposed and discussed in the preBAR.</p> |
| <p>EAP Response: As explained elsewhere the Pre-Bar is the first step in the impact assessment process. As I&APs and other receiving parties, including the RVRA, respond with information inputs, the layout and infrastructure details are amended. A specialist visual assessment is awaited for inclusion in further impact assessment reports.</p> | | |
| p.18/40 | <p>6. Heritage Resources 6.1 EnviroAfrica (Overberg) compiled and submitted a Notice of Intent to Develop (NID) to which HWC issued their response that</p> | <p>Where is the Heritage report? The information from this is not accurate at all. The EAP also omits to indicate that there is proposed "Heritage layer" being considered by SM in its Integrated Zoning Scheme. This was not the only</p> |

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| | <i>indicated that a heritage assessment incorporating a visual assessment was required (see Appendix E1)</i> | requirement of HWC and appears not to have been completed. See extract from the minutes: <i>Approved Minutes of the Meeting of the Impact Assessment Committee (IACOM) of Heritage Western Cape (HWC) held via Microsoft Teams, at 08H15 on Wednesday, 19 May 2021: Point 12, Section 38(1): Interim Comment</i> INTERIM COMMENT: <i>IACom recommends that a heritage impact assessment be conducted inclusive of the following:</i> <i>1. Townscape analysis.</i> <i>2. Visual Impact Assessment.</i> <i>3. Heritage design indicators.</i> |
| EAP Response: As explained elsewhere, the Pre-Bar is the first step in the impact assessment process. As I&APs and other receiving parties, respond with information inputs, the layout and infrastructure details are amended. A heritage impact assessment, inclusive of heritage design indicators, townscape analysis and visual impact assessment, on recommendation from HWC-IACom is awaited for inclusion in further impact assessment reports. | | |
| | <i>7. Historical and Cultural Aspects</i> <i>Explain whether there are any culturally or historically significant elements as defined in Section 2 of the NHRA that will be affected and how has this influenced the proposed development.</i> <i>However, comments received from some community participants found this to be out of character with the ambiance of Riebeek Kasteel.</i> | This is not the only aspect of the proposed development that is "out of place" (read: INAPPROPRIATE). |
| EAP Response: A heritage impact assessment will be submitted to HWC who will then issue a record of decision on the appropriateness of the proposed development. | | |
| | <i>Although the R311 is not proclaimed a Scenic route, the visual input has considered the road as a de facto scenic route.</i> | The mountains and valley are part of the "scenic route" argument, even if it is not deemed an official scenic route. The SM IDP clearly acknowledges the tourism value of the Riebeek Valley. The potential visual aspect of the township's impact will not be the only impact that presents a major threat to the local economy with the domino effects in the local community and business. |
| EAP Response: Comment noted. RVRA have a responsibility to specify which other "impact(s) that presents a major threat to the local economy with the domino effects in the local community and business, within the designated timeframes dictated under NEMA 2014 (as amended). We are urgently awaiting these inputs to address in the further impact assessment process. | | |
| | <i>8. Socio/Economic Aspects</i> | The demand by different potential property owners is an assumption that has no |

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| | <i>8.1. Describe the existing social and economic characteristics of the community in the vicinity of the proposed site. The residential buildings belong to a mix of permanent and absentee residents, the latter who are financially robust and have invested in these temporary occupied houses as a getaway from the city hustle and bustle in these quaint small towns in the Western Cape. A similar trend may be found in many small towns e.g. Greyton, Stanford, Pringle Bay, Hermanus, etc. It is thus no wonder that there exists this demand for developments in these towns that will support this lifestyle.</i> | grounds other than hearsay from the media. Many retirees are increasing permanent residence and demand for other reasons. This is what has changed since 2019 (pre-COVID). A "country living" reason is driving development, rather than "investment properties". A high density "township development" with a retail component is indeed anathema to country living. A recent attempt to construct a 20-unit township development at the bottom of van Riebeek Street was shelved due to complete lack of interest from prospective buyers in a township type of development in RK. |
| EAP Response: Be the statement by the RVRA as it may, the economic feasibility of the proposed development based on definite financial and concomitant parameters indicated an overwhelming feasibility success rate for the proposed development. The developer would also not proceed with the proposed development if the economic indicators were not financially advantageous. | | |
| | <i>8. Socio/Economic Aspects 8.2. Explain the socio-economic value/contribution of the proposed development. The proposed development of Erf 878, subjected to the maintenance of the heritage and visual character of Riebeek Kasteel as is the case with the alternative development template as modified by community and specialist study input will thus provide a viable economic injection to the Swartland Municipality in the form of additional rates and taxes, addition of proposed infrastructure, the general business economy of Riebeek Kasteel and the provision of much sought after residential opportunities in a small town, away from the city hustle and bustle.</i> | Some of the socio-economic comment is nonsensical. The consultant does not understand the difference between an "economic injection" and "financial boost" for SM. See other comments regarding Opex and Capex implications on rates and services, despite there being increased revenue potential for SM. There is no indication of notional "job creation" - even if this is domestic workers being employed (in the absence of the vague notion of "retail development" apart from a proposed service station). |
| EAP Response: The SM is the authority who will take the decision on how the proposed development will financially provide short term benefits (OPEX) and long term benefits (CAPEX) in the overall scheme of things for the municipality and on that basis decide on whether SM supports the proposed development. | | |
| | <i>8. Socio/Economic Aspects 8.3. Explain what social initiatives will be implemented by applicant to address the needs of the community and to uplift the area.</i> | The statement of viability perhaps pertains to the objectives of the developer, but it is questionable whether it is sustainable due to the multitude of impacts and the lack of municipal resources and shortage of energy and water resources. This answer also skirts the issue of who makes up the community, and who needs |

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| | <i>The proposed development of the vacant Erf 878, located within the urban edge, will provide a viable residential and business addition to the economy of Riebeek Kasteel. The alternative development proposal without the wedding venue and maintenance of sight lines and heritage character as indicated by the participatory design process, development motivation and architectural design parameters (see Architectural Report in Appendix G5) will be a welcome upliftment to the area, meeting the triple bottom line requirements of social, economic and environmental sustainability. This view is further supported by the Town Planning Application to Swartland Municipality that is a separate process and has a separate comment period under SPLUMA and LUPA.</i> | to be uplifted. The whole idea of "integrated development" is lost on the consultant, who seems to have produced an answer that yet again hides this. An economic development specialist study needs to be performed to determine this. |
| EAP Response: The developer considered the economic viability and sustainability of the proposed development with his team of specialists before he embarked on the development application process and found the outcome positive, otherwise he would not proceed. | | |
| | 8. Socio/Economic Aspects 8.4. <i>Explain whether the proposed development will impact on people's health and well-being (e.g. in terms of noise, odours, visual character and sense of place etc.) and how has this influenced the proposed development. There will be temporary noise impacts during the construction period with the installation of services on Erf 878. Noise during the scattered construction period of residential and other dwellings over a long period of time will not be discernable from the ambient noise generated from surrounding roads and residential areas.</i> | The service station and a retail centre that may include a taxi rank that will have impacts such as increased noise levels and other pollution that will impact on the immediate neighbours and the receiving environment. |
| EAP Response: The current application as far as the service station is concerned is only for zoning for a service station. A separate application process will be conducted by a proprietor who wish to operate a fuel station on the zoned site, amongst other as listed activity under NEMA 2014 (as amended). "Noise levels and other pollution" due to the proposed development on Erf 878 will be addressed in further reports in the impact assessment process. There is no space allocated at the retail centre and serviced station that can accommodate a taxi rank. | | |
| p.19/40 | SECTION H: ALTERNATIVES, METHODOLOGY AND ASSESSMENT OF ALTERNATIVES | |
| | 1.1. Property and site alternatives to avoid negative impacts, | These policy objectives and available aspects combined with elements of the |

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| | <p><i>mitigate unavoidable negative impacts and maximise positive impacts. Provide a description of the preferred property and site alternative. This Erf 878 property is the only one on which the proposed development can be placed for the following reasons (see Architectural Guidelines in Appendix G)</i></p> <p><i>Provide a description of any other property and site alternatives investigated.</i></p> <p><i>There were none available in Riebeek Kasteel that met the requirements offered by Erf 878 that could be investigated identified in the Spatial Development Framework, 2023 as earmarked for residential development;</i></p> <ul style="list-style-type: none"> <i>• Densification is proposed by the Spatial Development Framework, 2019;</i> <i>• Business development, mixed use and higher residential densities are encouraged by the Spatial Development Framework, 2019, along activity streets;</i> <i>• Location adjacent to two activity streets namely Church Street(R311) and Main Street;</i> <i>• The adjacent Main and Church Street crossing has recently been upgraded to ensure higher levels of safety on the roads;</i> <i>• The existing fountain and stream which is to be incorporated to provide a memorable historical focal point/ landmark and to contribute to a unique sense of place;</i> | <p>proposal do not speak to "appropriateness" of a "mixed use" development proposal in terms of the context of the RK town. It should be fine for "residential, with possibly a wedding venue/conference centre". refer 4th bullet: "earmarked for residential development" is where the conflict is.</p> <p>This may be so, but how appropriate is this type of densification in terms of location, traffic impact, risk to ground water if service station is approved, infrastructure services needed, resource availability (water, sewage, power supply), geophysical aspects, stormwater consideration, underground water, spring and wetland, heritage and rural character, visual impact and tourist attraction?</p> <p>A service station near the corner will have to reevaluated in terms of movement, flow and possible traffic signals. large trucks moving through the town already causes damage and aggravation to traffic flow (this needs an immediate intervention - SM, WCG, developer).</p> <p>There isn't a clear indication of stormwater detention/ attenuation on site.</p> |
| <p>EAP Response: The study so far reflected positively on the proposed development that meets the requirements in the SM SDF and other relevant policy documents. The purpose of the further continuation of the environmental impact assessment process under NEMA 2014 (as amended) for the proposed Erf 878 development is to address the issues mentioned in more detail and make these further reports available to registered I&APs for information and comment. Comments regarding elements concerning required infrastructure has already been collected and referred to elsewhere in this response.</p> | | |
| p.20/40 | <p>List the positive and negative impacts that the property and site alternatives will have on the environment. - N/A</p> | <p>The consultant overlooked the point that this is required for the preferred AND alternative proposal, and should list all the potential impacts arising from the development. These should still be listed.</p> |
| <p>EAP Response: The Pre-BAR was the first step in the public participation process to identify these impacts and will obviously be listed in future reports to comply with the EIA</p> | | |

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| | process. | |
| | List the positive and negative impacts that the activity alternatives will have on the environment. - N/A | This is a deficient assessment - "pollution" per definition in NEMA, could increase from vehicular traffic (noise, emissions). Road impacts due to increased traffic could also result in the longer term. The consultant overlooked the potential hazardous substance pollution of the service station and the waste management impact of the proposed development. Hard surfacing and covering a large part of the area could increase rainwater run-off by up to 95%, with stormwater loading, etc. are examples of how this could affect the receiving environment. |
| EAP Response: There were no activity alternatives identified in the Pre-BAR. As explained previously the present application is only for the appropriate zonation of the service station erf. A separate application will be lodged by the proprietor who wishes to operate a service station on the appropriately zoned erf. Therefore the "potential hazardous substance pollution of the service station" is not an issue. The provision of services to deal with waste, storm water, traffic, etc. are all discussed in the relevant reports included (or to be included) in appendices in the furtherance of the BAR process. | | |
| | • 4 Transport erven covering a total extent of 23086m ² . | The land use/ or what the purpose of these erven are, is not described to illustrate the development intention (or how its effects and the additional information required in the TIA), but it implies the development of a taxi rank. This is an example of key details that are missing in the "Project Description" on which the full impact assessment should be performed. |
| EAP Response: This RVRA comment on the four transport erven is once again erroneous in a negative way by implying the development of a taxi rank on these erven. These four transport erven are shown in Figure 5 (page 8) of the Land Use Planning Application attached in Appendix L . The gray zonation indicates the four Transport erven. As may clearly be seen there is no space of a taxi rank. | | |
| p.21/40 | Non-preferred Alternative A2 The difference between Alternative A2 and A1 lies in the removal of the wedding venue that was originally included in Alternative A2. | The removal of a wedding venue (1 st submission) is not the only difference. The number of residential units increased, and the plot sizes reduced. This has a major bearing on impact evaluation and required mitigation measures. |
| EAP Response: The EIA process makes provision for the alteration in initial layouts. That is the way amongst other, that alternatives are generated. The impact assessment and associated mitigation measures will be applied in the generation of further reports for public comment by registered I&APs | | |
| | 1.4 Provide a description of the preferred technology alternative: There were no technology alternatives that could be considered as this is an application for an urban development on the last vacant piece of land of the required size in private ownership located within the urban edge of Riebeek Kasteel. | The statement of "no technological alternatives" is nonsensical. By reducing over-densification (which would otherwise meet the SM IDP and SDF objectives) but ignoring resource constraints induced by either lack of supply infrastructure, resource constraints or potential climate impacts) this will reduce the resource impacts. The electricity problem can be addressed at a household level by installing rooftop solar generation and solar heating systems for hot water and gas |

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| | | for heating and cooking. Energy efficient lighting and insulation (foundation to ceiling) will also have positive benefits and reduce impacts as required by SANS. |
| EAP Response: With the erratic electricity supply by Eskom in South Africa the transfer of energy supply by consumers to wind, solar, energy efficient devices and energy storage units, these are not regarded as alternatives anymore, but as essential sources of energy use efficiency. However, design parameters for new housing will be subjected to the local building regulations defined by the SM | | |
| | 1.5. Operational alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts.... There were no operational alternatives that could be considered as this is an application for an urban development on the last vacant piece of land located within the urban edge of Riebeek Kasteel. | Surely "no operational alternatives" cannot be correct? There will be alternative locations for a service station and retail centre when considering integrated development with a focus on local economic development, which the RVRA deems inappropriate as proposed on Erf 878. The current SDF identifies a significant amount of land that is better suited for mixed use development – most noticeably along the corridor between RK and Esterhof. |
| EAP Response: As explained elsewhere in this response "the RVRA deems inappropriate as proposed for Erf 878" is a judgement value by that organization. Feedback on developer promotions has exactly the opposite judgement value on appropriateness, therefor the decision to proceed with the application. It is only Erf 878 that was identified to accommodate the proposed development that the developer envisage for Riebeek Kasteel. The developer has not identified the corridor between RK and Esterhof as a viable proposition. The RVRA in fact mentions that there was an attempt by a developer in that area that received no interest and was ceased. Now the RVRA propose that area as "more appropriate"? | | |
| | 1.6. The option of not implementing the activity (the 'No-Go' Option). Provide an explanation as to why the 'No-Go' Option is not preferred. * Erf 878 is earmarked for residential and business development according to the Swartland municipal SDF. | The Erf is indeed earmarked for "mixed development" per the SDF, but does not have to be developed as per the proposal. There are aspects that the RPRVA deem inappropriate for a number of reasons (heritage, tourism appeal, traffic risks, hazards presented by petrochemical substances, potential water impact, deficient stormwater and sewerage infrastructure capacity, etc). |
| EAP Response: Notice is taken of the aspects that the RVRA deem inappropriate and these aspects have been partly responded on in this response. The aspects will also be further addressed in furtherance of the environmental impact assessment process and concomitant public participation, the outcome and relevant motivations submitted to the relevant authorities for acceptance and a decision. | | |
| | * According to a specialist botanical study there is virtually no natural vegetation left on Erf 878 due to long term repeated impact by agricultural practices over the whole extent of Erf 878. * No biodiversity issues would be impacted with the development of | This is a convolution of "pioneer plant species" and the potential to regenerate renosterveld or other indigenous species, as mentioned previously. The statement of "No biodiversity issues would be impacted" is simply not true. A site visit by a botanical specialist was undertaken in March 2024 (which is in the |

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| | <i>Erf 878 as the property is completely surrounded by extensive agricultural and urban development.</i> | <p>dry season), and the presence of various indigenous plants was noted:</p> <p>Renosterveld plants</p> <ul style="list-style-type: none"> • Salvia chameeagnea • Stoebe cinerea • Felicia fruticosa • Leysera gnapholoides • Elyptropappus rhicocerotis • Athanasia tricucata • Dodonea angustifolia • Pentaschitis specie <p>Wetland plants</p> <ul style="list-style-type: none"> • Zantedescia athiopica • Watsonie specie (possibly meriana) • Oxalis specie <p>Typha augustifolia was also noted at the wetland but it is a northern hemisphere plant typically found at wetlands.</p> |
| <p>EAP Response: As explained previously, there are a number of important reasons why it would be extremely difficult to rehabilitate this Erf 878 to the natural renosterveld that was severely altered by anthropogenic activities of which continuous cultivation of agricultural crops, associated regular ploughing, addition of fertilizers, harvesting and planting of a succession of different crops. The remnant presence of a few pioneer plants that occur in renosterveld and wetlands is no indication of such ecosystems. It's the same as the English proverb that says "two swallows do not make a summer". Literature has it that the shrub component of the natural renosterveld would take ~35 years to re-establish. However the bulb component of the renosterveld that existed on site has been destroyed by the repeated agricultural practices and there are no resource areas nearby from where it can naturally be introduced. In addition, the agricultural practices are known from experience and literature to deplete the micro-elements in the soil, fertilizers increase nitrogen concentrations and alter soil chemistry, and most importantly, the fertilizer runoff from the surrounding large nearby agricultural fields upstream of the site are detrimental to the re-introduction of renosterveld vegetation. Also refer to the specialist Botanical Report in Appendix G that states "the site visit shows that the property was clearly cultivated over a long period of time. Very little is known about how to rehabilitate previously ploughed renosterveld, but it is a known fact that ploughed renosterveld will not restore itself for many generations, if ever."</p> <p>However, regardless of the above, the Erf 878 in the SM SDF is earmarked for residential and business development and not for attempted regeneration of renosterveld. This application by a developer is presented to the relevant authorities, abiding by the governing rules and regulations laid down, taking into consideration the long term sustainability of the social, financial and environmental issues</p> | | |
| | <i>* Swartland Municipality supports the development of Erf 878 as it will contribute financially to the municipal coffers and infrastructure.</i> | It is unclear why a letter of support was received from SM. An evaluation of the SDBIP, SDF and IDP, combined with an interview with a senior official in the |

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| | | <p>technical services, indicates that SM will not be able to service the additional service demand of the development. It is also clear that capacity upgrades in the reticulation networks will have to be done if a township development is approved. SM has not considered the full impact in terms of the real financial impacts – both short term and long term – despite the attractiveness of increasing municipal revenue. The burden would fall on current Ratepayers if the uptake and buy-in to the development is not fast enough.</p> <p>The RVRA notes that sewer services to a number of properties in Riebeek Kasteel, Riebeek West and Ongegend are still provided by conservancy tanks (paid for by the property owner) that are serviced by evacuation as required at a higher tariff than if there is a connection to the foul sewer feeding a WWTW (tariff applied is a percentage of water consumed). In this regard, SM is duty bound to service its current population just as well as a new development.</p> |
| <p>EAP Response: It is standard procedure during the planning and feasibility phase of a proposed project to seek guidance and input from decision-making authorities before embarking on a proposed development. DEA&DP even has an official discussion step in a pre-application meeting that may be requested to provide guidance for the proposed application for authorisation. The discussions with the SM indicated that it would be feasible to proceed with the application for the proposed development. Please note that the SM is the deciding authority on whether they support the application.</p> | | |
| | <p>The heritage and visual aspects of Erf 878 is important in the context of Riebeek Kasteel and <u>it was found by the appropriate visual, heritage and architectural studies</u> that the development would not compromise the sense of place of Riebeek Kasteel, provided the architectural guidelines are applied.</p> | <p>There is no detail regarding the architectural guidelines, so there is no way to evaluate the statement. This proposed township development rationalises the inappropriateness of over-densification and providing a service station and taxi rank that will destroy the calm, rural nature of RK that makes it a tourist attraction.</p> <p>This statement is a complete lie as there is no visual assessment of the preferred development option.</p> |
| <p>EAP Response: In response to the comment by IACom from HWC a specialist heritage impact assessment incorporating visual and landscape studies is being conducted at the moment and will be subjected to public participation and presented to the relevant authorities for acceptance and approval.</p> | | |
| p.23/40 | ASSESSMENT OF EACH IMPACT AND RISKS IDENTIFIED FOR EACH ALTERNATIVE | |
| | <p>Alternative 1: LAYOUT INCORPORATING HERITAGE, VISUAL AND ARCHITECTURAL DESIGN Preferred Development Layout</p> <p>ECOLOGICAL:-Identified impact is the physical removal of all vegetation over the ~110977m² of Erf 878. The natural vegetation</p> | <p>Removal of vegetation, together with impermeable hard surfacing and roof tops, will increase run-off by up to 95% more than otherwise. Together with the steep slope, and insufficient bulk infrastructure, this will cause a stormwater accumulation and flooding during downpours, especially in the town.</p> |

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| | that occurred on site originally was critically endangered Swartland Shale Renosterveld. Due to the long term extensive agricultural practices that covered the total footprint of Erf 878 virtually none of this vegetation is left as indicated by the specialist Botanical survey (see Appendix G). | |
| EAP Response: With regard to storm water runoff from Erf 878, the KLS Consulting Engineers Civil Engineering Services Report (see Appendix E16 in Pre-BAR) elaborates in detail on the various stormwater runoff management procedures, including use of swales, permeable hardened development areas, retention ponds etc., to reduce the 1:50 year runoff event to a 1:10 year runoff event when the stormwater discharges from Erf 878. The developer of Erf 878 cannot be held responsible to solve the other municipal infrastructure problems located outside the proposed development, such as sewer/stormwater cross connections, poorly maintained and broken infrastructure, etc. It must also be remembered that the proposed development is intended to be implemented in phases over a longer period of time. As explained earlier on the application of the development contributions that accrue from the proposed development will be contained in a contractual agreement drawn up between the SM and developer. | | |
| | TRAFFIC:-The 2024 specialist Traffic Impact Assessment (see Appendix G3) determined that there would be a moderate increase in trips associated with the proposed three accesses to the proposed development; one full intersection from Church Street some 690 metres north of the R46/Church Rd intersection; a left-in only access off Church Rd approximately 100m south of the Church Rd/Main St intersection and an unsignalised full intersection on Fontein St approximately 150m south of the Fontein St/Plein St intersection. With the new layout the peak traffic pulses that was associated with the use of the wedding venue have ceased and this would remove the traffic loading associated with these activities. An updated traffic assessment is presented under the town and regional planning application to Swartland Municipality. | The number of trip movements is not the only aspect that needs to be evaluated. This study did not consider the movement of heavy vehicles (removal trucks, waste collection trucks, cherry pickers to service overhead lines and streetlights), not consider the IDP, where it is clearly stated that there are larger and larger agricultural vehicles that use the road during the year. A substantial impact is that the R311 is used by heavy vehicles laden with cargo. The undulating roads, short distances are a cause for concern that requires a closer evaluation by a specialist. The updated TIA attached the retracted development application should have been supplied as part of the I&AP request to the EAP. The proposal to use Fontein street for vehicle access is fatally flawed. This road is 6m wide with approved parking on one side, reducing the effective road width to 3.5m. If this access point is available then it will be used by heavy vehicles too, resulting in potentially fatal traffic risks. |
| EAP Response: A specialist traffic impact assessment was conducted for the proposed development on Erf 878 and the recommendations made in the transport impact assessment are summarised as follows: (a)-the proposed access off Church Rd should be designed according to the local and provincial guidelines. Attention should be given to sight distances from the access along Church Road; (b)-the proposed access on Fontein Street should be designed according to local guidelines; (c)-the route through the development connecting Church Road in the west with Fontein Street in the east should have a blacktop width of at least 6,0 m. Other internal access roads should have minimum blacktop widths of 5,5 m and bell-mouth radii of 6,0m (minimum 5,0m); | | |

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| | <p>(d)-off-street parking should be provided as per the Swartland Municipality Land Use Planning By-law document;</p> <p>(e)-it is proposed that adequate public transport facilities be provided at the filling station and adjacent retail premises;</p> <p>It is furthermore proposed that a surfaced sidewalk be provided along at least one side of the Class 5 Local Street (13 m reserve) through the development and up to the filling station premises.</p> <p>It must be noted that a municipal by-law determines the size of vehicle (maximum 3.5 tons) that may use Fontein Street and consequently all vehicles entering the proposed development on Erf 878 from Fontein Street are restricted to this maximum tonnage. The SM may furthermore specify any upgrades they deem necessary as a condition of approval for the proposed development on Erf 878.</p> | |
| | <p>SOCIO-ECONOMIC:-The identified socio-economic impact would be on Riebeek Kasteel would be considerate taking into consideration the future proposed use as determined in the approved Swartland SDF and IDP. Preliminary assessment of the viability of the proposed development from a socio-economic perspective indicated that there is a shift in a sector of the Western Cape population dynamic where residents invested more and more in weekend housing located away from the city out in the country that offered a relaxed escape from the city hustle and bustle. As such an overwhelming interest was shown by potential buyers in this proposed development in Riebeek Kasteel. This is a tendency that is experienced in all small rural towns in the Western Cape Province.</p> | <p>This is a generalisation without considering that each small town has a context. See previous comment regarding this.</p> <p>In addition, increased need for schooling, clinics and other public infrastructure that should mostly be provided by WCG, with the budget and financial constraint implications have not been considered (township development).</p> |
| <p>EAP Response: The developer and the development team have considered all the mentioned aspects and more in the specific context of Riebeek Kasteel and surrounding environs that may impact on development in Riebeek Kasteel during an extensive development feasibility study. The feasibility study outcome indicated a favourable risk assessment outcome to proceed with the development application for environmental authorisation.</p> | | |
| | <p>NOISE:-Based on the development proposal, traffic impact, associated infrastructure and expected residential use pattern of residents occupying the proposed development housing, it may be realistically identified that there may be a <u>very slight noise increase that would be barely perceptible against the present ambient noise.</u></p> | <p>A "very slight noise increase" is unsubstantiated (no proof). Road noise and vehicle noise will increase (peak times in the week, weekend tourist traffic), and will be an issue for those living close to activity corridors or retail units.</p> <p>There is no estimate of increased noise generation of the activities associated with the proposed commercial center.</p> |
| <p>EAP Response: To put this noise concern that the RVRA raises into a realistic perspective, it must be noted that the existing background noise relating to peak times and weekend tourist traffic already exists and must already be an issue for those living close to activity corridors or retail units. The additional noise contribution due to the proposed development will be barely noticeable at the start of construction and will gradually increase every year over a number of years as the development nears completion. Due to the long period over which the noise will increase as well as the influence of the increase over time in the constructed houses and the concomitant</p> | | |

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| | <i>development of gardens and the growth of planted vegetation associated with it, the impact of the additional noise generated will be gradual and not a sudden loud harsh increase in noise levels.</i> | |
| | PLANNING, DESIGN AND DEVELOPMENT PHASE GEOPHYSICAL ASPECTS <i>A1: The impact of this preferred alternative is the physical disturbance of the geophysical structure of the soil on the development footprint that encompasses the whole of Erf 878 in order to locate the various elements of the proposed development with a disturbance footprint of ~110977m².</i> | <p>It must be noted that extensive long term agricultural practices have been practised on the whole footprint of Erf 878 more than 10 years ago that rendered the Erf severely impacted by anthropogenic influences. A2: The impact of this non-preferred alternative is the physical disturbance.</p> <p>This is not the only impact on soil. Intended service station (pollution), loss of vegetation (biodiversity), etc.</p> |
| EAP Response: <i>The application for the authorisation for a fuel station is a separate application that will have to be done in future by a proponent. This present application is only to zone the area where a future fuel station would be placed. Thus there is no impact with the present application on the soil. Please note that the removal of the few pioneer remnants of vegetation encountered by RVRA on site does not constitute a loss of biodiversity. Biodiversity by definition associated with the natural Swartland Shale Renosterveld vegetation that originally occurred on Erf 878 was lost many years ago by the start and long term continuation of agricultural practices to the point where the biodiversity was completely destroyed by farming monoculture crops. Even the natural vegetation recovery after more than 10 years of lying fallow has resulted in only a few pioneer vegetative species that occur normally in renosterveld, re-establishing itself.</i> | | |
| p.25/40 | Potential Impact and Risk <i>Duration of the impact or risk: A1 - Small</i> <i>Proposed mitigation: A1:-Implement the EMP and appoint an Environmental Control Officer to monitor the implementation of the EMP</i> | <p>The duration would be long term if the service station is approved (ground water and soil pollution).</p> <p>Flooding in some areas of Riebeek Kasteel seasonal due to deficient or poorly maintained infrastructure. This will be exacerbated by hard surfacing and the roof coverage of structures on the 11 ha development. Also, stormwater erosion will occur in the absence of on-site detention, attenuation or the upgrading of surface and sub-surface drainage is implemented. There is no indication of this as the engineering drawings involving on-site drainage are not available. To improve services this will also involve upgrading of the reticulation network through and away from the town. The receiving environment and downstream effects have not been considered or commented on.</p> <p>Appointing an Environmental Officer is highly unlikely if there are multiple erven owned by individuals. There are statements that part of the development will be a gated community with a Body Corporate that can determine policy and increase monthly levies. However, the question arises who and how the environmental officer will be appointed and what powers this person will have? Also, the serious</p> |

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| Pre-BAR Page reference(s) | Extract/ Quote/ Aspect | Comment/ Observation |
| | A1:-Identified impact is the physical removal of all vegetation over the ~110977m ² of Erf 878. The natural vegetation that occurred on site originally was critically endangered Swartland Shale Renosterveld. | <p>long-term impacts are more likely to be from the service station if its development were to be approved.</p> <p>The revegetation occurred naturally, as has been described elsewhere.</p> |
| <p>EAP Response: As mentioned previously this is not an application to construct a service station. With regard to storm water runoff from Erf 878, the KLS Consulting Engineers Civil Engineering Services Report (see Appendix E16 in Pre-BAR) elaborates in detail on the various stormwater runoff management procedures, including use of swales, permeable hardened development areas, retention ponds etc., to reduce the 1:50 year runoff event to a 1:10 year runoff event when the stormwater discharges from Erf 878. The developer of Erf 878 cannot be held responsible to solve the other municipal infrastructure problems located outside the proposed development, such as sewer/stormwater cross connections, poorly maintained and broken infrastructure, etc. It must also be remembered that the proposed development is intended to be implemented in phases over a longer period of time. As explained earlier on the application of the development contributions that accrue from the proposed development will be contained in a contractual agreement drawn up between the SM and developer.</p> | | |
| p.36, 37/40 | SECTION I: FINDINGS, IMPACT MANAGEMENT AND MITIGATION MEASURES | <p>The pre-BAR is incomplete and flawed. No comments or findings summarised in Section J 1.3, a number of Annexures are not available, and a number of Specialist Studies are either stale or have not been completed. Detailed engineering services plans are not available.</p> <p>Based on the issues outlined that are erroneous and information that is not presented, the report is deficient to conclude that there will be minimal impact and that many SM IDP objectives will be met. There are many aspects in the receiving environment that have not been considered that not only have indirect impacts on other residents and business, including farms, but have direct impacts and implication for the development and its future residents.</p> <p>Mitigation measures have for the most not been considered or discussed. We believe this to be due to the lack of information or incomplete work that was performed by the various consultants.</p> |
| <p>EAP Response: The purpose of the Pre-BAR is to elicit input at the earliest onset from organs of state, government departments and initially identified I&APs. By this nature it is understandable that certain inputs and responses are not included in the Pre-BAR. The RVRA comment "that there are many aspects in the receiving environment that have not been considered that not only have indirect impacts on other residents and business, including farms, but have direct impacts and implication for the development and its future residents. Mitigation measures have for the most not been considered or discussed" is very valid, BUT, carries with it the responsibility by the RVRA to unbundle</p> | | |

| Summary RVRA Comments on EnviroAfrica (Overberg) cc's Pre BAR for the Development of Erf 878, Riebeek Kasteel | | |
|---|--|--|
| Pre-BAR Page reference(s) | Extract/ Quote/ Aspect | Comment/ Observation |
| <i>this general statement with feedback on specific issues, concerns and impacts, as well as suggested mitigation measures to be discussed and considered in the further impact assessment process. This pro-active participation and contribution by the RVRA as an I&AP lies at the heart of the purpose of the Pre-BAR. These inputs can then be incorporated in further reports produced during the impact assessment process In this way joint participation can lead to solutions found for problems, mitigation measures evolved and relevant and factual information be presented to DEA&DP on which to base an outcome to the application.</i> | | |
| p.37/40 | 2. RECOMMENDATION OF THE ENVIRONMENTALASSESSMENT PRACTITIONER "EAP" <i>From the specialist studies conducted and the impact assessments, avoidance and mitigation measures implemented by the consultant's team, it is the considered opinion of the team that the proposed development be implemented as it would meet all the sustainability requirements of the triple bottom line of social, economic and environment.</i> | The pre-BAR is incomplete in terms of describing the conclusion of how the assessment concludes to meet the "triple bottom line". It has been shown in the detail of the RVRA response that this is indeed false. |
| EAP Response: The RVRA comment on the Pre-BAR creates the impression that RVRA considers the Pre-BAR as a Final BAR as defined under NEMA 2014 (as amended), that needs to contain all the information for DEA&DP on which to base their decision for environmental authorisation. This misunderstanding is prevalent throughout the "objection" submitted by RVRA | | |
| p.38/40 | SECTION J: GENERAL | |
| | 3. WATER <i>As potable water supply forms part of the income revenue stream of any municipality, the ideal is to sell as much water when in a wet cycle and aggressively save water when in a dry cycle, this pricing structure is left to the Swartland Municipality to implement. At present the Swartland Municipality has the necessary infrastructure and extra capacity to supply the proposed development with potable water. The pricing structure imposed on water users by the municipality compel them to minimise potable water use.</i> | After evaluation of the SDBIP and IDP, information, and an interview with a senior official from SM, it is highly questionable whether SM can supply, given the deficiencies with current infrastructure (sewage, stormwater). The SDBIP and SM budget should contain the information to indicate what is set aside. It would seem that there are no specific provisions. The SM's revenue advantage and avoidance/ reduction measures are irrelevant to the question posed to the developer/ EAP. |
| EAP Response: The confirmation by the SM of whether capacity exists to service the proposed development on Erf 878 rests with the municipality. The use of the phrase "highly questionable" by the Chairperson and Vice-chairperson of the RVRA after an interview with Mr De Jager ("a senior official in SM") is a judgement value by themselves. Letters of confirmation for services to the proposed development from the SM is required to be included in the documentation submitted to DEA&DP before a decision can be taken about the application. | | |
| | 4. WASTE <i>Explain what measures have been taken to reduce, reuse or recycle</i> | The report does not indicate what must be done by the developer on site (retail, service station, residential, and especially if it is a gated community). The |

| Summary RVRA Comments on EnviroAfrica (Overberg) cc's Pre BAR for the Development of Erf 878, Riebeek Kasteel | | |
|--|--|--|
| Pre-BAR Page reference(s) | Extract/ Quote/ Aspect | Comment/ Observation |
| | waste. <i>The Swartland Municipality has a waste management programme that has to be complied with.</i> | statement that SM will supply all services, while correct, does not detract from the developer's responsibilities, of which there is no mention. This pertains to recycling as well (part of SM's waste management programme). |
| EAP Response: The developer must conform to the requirements of the SM waste management and recycling programme, whether on-site or off-site. Please note that the only restricted access areas in the development are in those areas where the access road to a specific area ends in a dead end. Otherwise there is free access to the general public. Also note that in the restricted access areas the municipal waste collection will be at the access control point. Waste management generated by the fuel service station will be addressed in the separate service station application to the relevant authorities be completed before authorisation to operate a fuel service station may be granted. | | |
| | 5. ENERGY EFFICIENCY <i>8.1. Explain what design measures have been taken to ensure that the development proposal will be energy efficient. With the longer term state of lack of surety of electricity supply by Eskom, individual alternative energy supply mechanism such as solar and wind power are extensively used by private landowners in South Africa.</i> | This answer does not address energy efficiency, and not even supply in terms of additional demand to augment Eskom's lack of generation/ supply. Energy efficiency measures are broader than electricity supply or usage and is part of the "triple bottom" line's preventative measures to reduce demand and improve quality of living. This will be especially relevant to the Riebeek Valley climate extremes of hot and cold. No mention of these aspects in the report. |
| EAP Response: Energy efficiency for new developments are embodied in the building and planning by-laws of the Swartland Municipality and will be subjected to municipal approval when building plans are submitted. | | |
| p.39/40 | SECTION K: DECLARATIONS DECLARATION OF THE APPLICANT | This document does not contain a digital signature, despite declaring that it is "digitally signed". It is flawed in terms of legal requirements and accountability, as this person can contest the validity in court. |
| EAP Response: All the documents that are submitted for this proposed development to DEA&DP have been signed off to the satisfaction of DEA&DP and meet the requirements under NEMA 2014 as amended. Proof of this can be provided upon request. Future documents generated under this application will contain copies of the required signatures. | | |
| p.40/40 | SECTION K: DECLARATIONS DECLARATION OF THE ENVIRONMENTAL ASSESSMENT PRACTITIONER ("EAP") | The EAP should be registered with EAPSA per regulation and cannot sign off on the EIA documents. This places the validity of the document in question. |
| EAP Response: DEA&DP agreed that the EAP can sign off on all documents for this Erf 878 proposed development application that normally require an EAP signature. There is thus no question about the validity of the document in question. | | |

2.6. Summary of comments and responses raised in previous rounds of public participation:

ISSUES SECTION

The following potential issues, concerns and impacts were identified from the correspondence received from I&APs:

1. Increased Traffic Volumes, Infrastructure and noise

(1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 14, 16, 17, 18, 19, 21, 22, 23, 26, 31)

- There is concern regarding the increased traffic in the village as a whole and specifically in Fontein Street from where the development proposed access; as this is a narrow gravel road at present.
- It is proposed that the development is amended so that the access road borders existing properties and not new buildings, to reduce the noise levels.
- "Careful thought will have to be given to access and egress from the development because, as the plan stands, it will rely on Fontein Street (North/ South) which will be difficult to develop to carry even moderate traffic. Kloof Street (East/ West) would probably be the ideal but that would create a dangerous bottleneck/ intersection at Hermon and Kloof."
- The establishment of the filling station and wedding venue will increase traffic noise at late night hours.
- Concerns were raised regarding the ability of the local municipality to install and maintain adequate road infrastructure and storm water provisions.

2. Impact on existing business and industry

(1, 3, 4, 5, 7, 8, 9, 10, 16, 17, 18, 19, 20, 21, 26, 27, 28, 30, 31)

- Respondents queried the need/desirability for the proposed development, as similar developments already exist and adequately provide for the needs in the village.
- A large section of the village population relies on income from the tourist industry; the establishment of a more commercially orientated development may adversely impact upon tourism revenue.
- There is already several established wedding venues and a petrol station in the village, with another close by in Riebeek West. Objections were lodged regarding the impact upon existing facilities as the supply and demand for new development is questioned.
- Questions were raised about the infrastructure that is deemed more essential in the village and surrounds, i.e. medical facilities, hospital, pharmacy etc.
- Further information regarding the exact extend of commercial/retail space proposed is required to assess further impact on existing businesses.
- It was also indicated that the proposed retirement home concept needs to be reassessed in view of limited healthcare facilities available in the area and the subsequent failure of similar previous projects.
- Several respondents objected to the establishment of another wedding

venue in a perceived saturated market.

- The capability of existing service infrastructure has been questioned, especially in view of additional expansion and provision allocation.

3. Property values and “sense of place”

(1,3, 4, 5, 6, 9, 10, 16, 17, 18, 22, 24, 25, 26, 28, 29, 31, 32)

- Opposition was raised against the development in view of its impact upon the prevailing pastoral setting of the village which draws tourists and are conditions that existing residents are used to; especially the visual impact of the building placements in the development.
- The proposed property density of the new development and its implications on the value of surrounding properties is a concern.
- Respondents note that the increase in vehicular and foot traffic will negatively affect the quite attractiveness of the rural village.
- Objections were raised regarding the loss of privacy by existing home owners in Fontein street.
- The proposed “gated community” is not in line with the perceived rural community-spirit that exists in the area, and the need for additional housing when several properties are available in the village is questioned.
- Several queries were raised regarding the visual impact of the new development as details regarding placement and type of structure is unclear.
- The proposed fuel station in particular is considered to have a very negative impact upon the rural area, with increased heavy traffic, loitering at the convenience store and any benefits would be aimed solely at people from outside the valley and not to residents.

4. Ecological Implications

(1, 2, 5, 6, 9, 11, 14, 17, 19, 21, 22, 23, 26, 28, 29, 30, 32)

- Several concerns were raised regarding the negative ecological implications of the new development; visual-, noise-, groundwater-, and air-pollution are all areas of concern.
- Of particular concern is the placement and development of the filling station with relation to storage of fuel, contamination of groundwater, fuel spillage and increased exhaust fumes from additional vehicular traffic.
- The instability of the ground, due to the location of an active fault line located underground in the area is seen as a potential risk to underground storage tanks.
- Objections were made against the planned land use, as the area is seen as containing endemic fynbos/Swartland shale renosterveld and natural aquifers.
- Concern was expressed regarding the effect of the development on the birdlife present on the proposed land.

5. Other

(10, 12, 21, 22)

- A respondent indicated that due to the prevailing scarcity of water and available sources, the development would require boreholes and subsequent irrigation options to be considered.
- An objection was lodged regarding the suitability of the public participation process timing, as notices and deadlines were due during the COVID-19 pandemic lockdown period.

3. IN PROCESS PUBLIC PARTICIPATION

3.1. Summary

Lornay Environmental Consulting was appointed as the new Environmental Assessment Practitioner on the project in January 2025. The previous EAP is no longer involved in the project. It is critical to note that ALL comments submitted on the previous rounds of public participation have been included in the assessment of the proposal and evolution of alternatives. It is also important to note that in response to comments received to date, the now preferred Alternative 3 no longer includes a wedding chapel or fuel station. Furthermore, all I&AP's that requested to be registered as I&AP's remain as registered parties on the project and will be notified of all further public participation opportunity.

The project plan for conclusion of BAR and Public Participation and submission to the Competent Authority for decision making, is as follows:

1. Public Participation on Draft In-Process Basic Assessment Report
 - a. 12/03/2025 to 11/04/2025
2. Record and attend to comments received
3. Amend Basic Assessment Report as required and generate the Revised In-Process BAR
4. Circulate to all Registered Interested and Affected Parties and Organs of state for 30 days
5. Respond to any comments received
6. Revise BAR and prepare Final BAR for submission to DEA&DP.
7. Notify all registered I&AP's of the submission of the final BAR
8. Await DEA&DP decision
9. DEA&DP legislated timeframe 107

3.2. List of interested and affected parties and organs of state

As per the information above, the list of interested and affected parties as identified during the previous rounds of public participation are as follows:

| gen | name | surname | e-mail |
|-----|------------|------------------|--|
| Ms | Susan | Aria | susan@olive-boutique.co.za |
| Ms | Carole | Armstrong-Hooper | carole@brandswitch.co.za |
| Ms | Lesley-Ann | Barret | lesley.barrett@yahoo.co.uk |
| Ms | Sandra | Barrett | snady.barrett201@gmail.com |
| Ms | Gillian | Barrett | gfdanvers@gmail.com |
| Ms | Susara | Bedeker | smbedeker13@gmail.com |

| | | | |
|----|------------|--------------|--|
| Ms | Sandra | Bester | sandra@besterwines.com |
| Ms | Anna | Botes | billioannie@gmail.com |
| Ms | Amanda | Bowen | amandabowen@iafrica.com |
| Mr | Rechard | Botha | rick.botha@outlook.com |
| Mr | Raymond | Bowyer | rcbowyer@gmail.com |
| Ms | Barbara | Bowyer | barbbowyer@gmail.com |
| Mr | Rob | Brendel | brendel.brendel@gmail.com |
| Mr | Henk | Bruwer | henk@vnboerdery.co.za |
| Mr | Abraham | Bruwer | abie.bruwer@mweb.co.za |
| Ms | Cheryl | Buckley | cbcmbucks@gmail.com |
| Mr | Malcolm | Bushell | mbushell.za@outlook.com |
| Mr | Jannie | Cilliers | janniecilliers@tiscali.co.za |
| Mr | Barry | Coetzee | barrycz@kingsley.co.za |
| Ms | Jennifer | Cooper | jennycoop7@gmail.com |
| Mr | Geoffrey | Cooper | durrantorbel@gmail.com |
| Mr | Douglas | Cuppleditch | dougcc@dspetro.co.za |
| Ms | Heidemarie | Cuppleditch | heidic@dspetro.co.za |
| Mr | Wessel | de Wet | wesseldewet@gmail.com |
| Ms | Francine | Dowling-Pitt | fdowling@iafrica.com |
| Ms | Paticule | Eldridge | anneeldridge53@gmail.com |
| Mr | Michael | Eldridge | eldridge@swartlandmall.co.za |
| Mr | Victor | Espost | espost@telkomsa.net |
| Ms | Elizabeth | Ferrandi | libby.ferrandi@gmail.com |
| Mr | Basil | Friedlander | basilfriedlander@gmail.com |
| Ms | Gail | Friedlander | gail.friedlander@pamgolding.co.za |
| Mr | Cecil | Friend | champheat@gmail.com |
| Mr | Michael | Fuller-Gee | mic-full@online.no |
| Mr | Cornelis | Genis | nelisgenis@gmail.com |
| Mr | Andre | Gouws | andre@gouws.org.za |
| Ms | Andrea | Green | andrea.jill.green@gmail.com |
| Mr | Darrin | Green | darrin.green@aecom.com |
| Ms | Maria | Greyling | goforit7@gmail.com |
| Mr | Anthony | Harris | anthony@anthonyharris.co.za |
| Mr | Paul | Harrison | harrison20hermon@gmail.com |
| Mr | Brian | Henning | henning.brian@gmail.com |
| Mr | Shawn | Hewitt | goodintentconnections@gmail.com |
| Mr | Neil | Hogben | neil.hogben1@gmail.com |
| Ms | Noleen | Hogg | nolenehogg11@gmail.com |
| Ms | Marie | Irisson | mirisson@mweb.co.za |
| Ms | Verne | Jordaan | verne@havefun.co.za |
| Mr | Dirk | Joubert | admin@kasteelmotors.co.za |
| Mr | Mohammed | Khan | mohkhn@gmail.com |
| Ms | Anabela | Killin | anabelakillin@gmail.com |
| Mr | John | Killin | j@wpwebdev.net |
| mr | Donald | King | donk@vipnet.co.za |
| Mr | Christian | King | king.wortling@gmail.com |
| Ms | Moirra | King | moira@vipnet.co.za |
| Ms | Maria | Kirstein | mariakirstein@gmail.com |

| | | | |
|----|------------|----------------|--|
| Mr | Johan | Koorts | johanko80@gmail.com |
| Ms | Catherine | Lakey | buckscath@gmail.com |
| Ms | Yolanda | Lewis | lewis Yolanda07@gmail.com |
| Mr | David | Martin | dp.martin@outlook.com |
| Ms | Jess | Martin | zowmar@pixie.co.za |
| Ms | Heather | McCulloch | heather.mcculloch@foord.co.za |
| Mr | David | McLellan | rvrsonic@gmail.com |
| Ms | Lynette | McNamara | lynnemcn8@gmail.com |
| Mr | Angus | McQueen | robmcqueen@lantic.net |
| Ms | Elizabeth | McQueen | angus@lantic.net |
| Ms | Sheila | Meintjies | sheila.meintjies@gmail.com |
| Mr | Michael | Meredith | michael@here-be-dragons.co.za |
| Ms | Antoinette | Mettenheimer | antoinette@mettenheimer.org |
| Mr | Garth | Meyer | garthmeyer@yahoo.com |
| Ms | Shelbi | Milne-Gadd | smilnegadd@gmail.com |
| Ms | Riana | Mine-Gadd | rmilnegadd@gmail.com |
| Mr | Pierre | Minnie | moontreeproject@gmail.com |
| Mr | Andrew | Morgan | info@andrewmorganphotography.com |
| Ms | Liesl | Morrist | liesl.morrist@gmail.com |
| Ms | Elamrie | Mouton | emouton@netralink.com |
| Mr | Lucas | Muntingh | |
| Ms | Janice | Parry-Davies | janicepd1@gmail.com |
| Mr | Klaus | Piprek | klauspiprek@gmail.com |
| Mr | Kenneth | Plaskett | johnpl3077@gmail.com |
| Mr | Andries | Potgieter | Pottie3@mweb.co.za |
| Ms | Karin | Pulles | karin@phd.co.za |
| Mr | William | Pulles | william@phd.co.za |
| Ms | Linda | Ravenhill | linda@visuallive.co.za |
| Ms | Eveline | Ravenhill | eveline.ravenhill@yahoo.com |
| Mr | David | Riley | zorgvliet3@gmail.com |
| Ms | Sharon | Riley | sharon@sharonballproperties.co.za |
| Mr | Mark | Ritchie | markritchie52@gmail.com |
| Mr | Ian | Robertson | ihr@mweb.co.za |
| Mr | Charles | Robinson | robinson@netactive.co.za |
| Ms | Christine | Roos | christine@roos.co.za |
| Mr | Clive | Rosser | cliverosser62@gmail.com |
| Ms | Karen | Rosser | kmrosser5@gmail.com |
| Mr | Michael | Rossiter | tekare@mweb.co.za |
| Ms | Jo-Ann | Rossouw | jfarrell163@gmail.com |
| Mr | Jacques | Routs | jacques.routs@live.com |
| Ms | Maureen | Rudham | maureenjrudham@gmail.com |
| Mr | William | Scott | wkscott55@gmail.com |
| Ms | Mare | Scott | marescott61@icloud.com |
| Ms | Sally | Smook | solsmook@gmail.com |
| Ms | Fiona | St.Clair-Bolam | fi@homelands.je |
| Mr | Charles | St.Clair-Bolam | charles@homelands.je |
| Ms | Ashley | Stone | ashleystone@mac.com |
| Ms | Judith | Sturrock | judysturrock@gmail.com |

| | | | |
|-----|----------|--------------|--|
| Mr | Ignatius | Swart | pieterswart@sun.ac.za |
| Mr | Mark | Tame | mark@percipient.co.za |
| mS | Sandra | Tolosana | stolosana@yahoo.com |
| Mr | Maarten | Venter | maartenvntr@gmail.com |
| Ms | Sonja | Vlok | welgevonden@mweb.co.za |
| Ms | Gail | Walters | gail@ohwhatfun.co.za |
| Mr | David | Walwyn | dwalwyn@telkomsa.net |
| Ms | Helen | Weber | h_m_weber@hotmail.com |
| Ms | Alecia | Wepener | aleciac1@gmail.com |
| Ms | Desiree | Whiting | deswhiting@gmail.com |
| Mr | Ralph | Whiting | ralph@vincentchem.co.za |
| Mr | Rudolph | Willemse | rudolph@regulatoryframeworks.co.za |
| Ms | Emma | Willemse | emmart@worldonline.co.za |
| Mr | Gordon | Williams | mrnodrog@gmail.com |
| Mr | Andrew | Wust | dwust@iafrica.com |
| Ms | Megan | Wyche | hello@meganwyche.com |
| Ms | I | Ackermann | ronellackermann@telkomsa.net |
| Ms | C | Adams | carrol.adams@leapfrog.co.za |
| Ms | C | Allsopp | chez@toga.co.za |
| Mr | P | Antoine | pjeantoine@gmail.com |
| Ms | A | Aquaroots | info@aquaroots.co.za |
| Mr | A | Atkinson | andrew@apa-consult.com |
| Mr | F | Austin | franco.austin@gmail.com |
| Ms | H | Badenhorst | hanti@internext.co.za |
| Mr | C | Buckley | buckscath@gmail.com |
| Mr | A | Burger | swartlandmun@swartland.org.za |
| Mr | D | Bellamy | bellamydavid@hotmail.com |
| Rdl | D | Bess | |
| Dr | P | Bowen | paul.bowen@uct.ac.za |
| Mr | P | Brandon | paul@dottdigital.co.za |
| Ms | K | Klassen | |
| Mr | B | Dale | bradley.dale@rocketmail.com |
| Mr | P | Deering | peter@beaumont-house.co.za |
| Mr | L | du Plooy | lisa@withlovecreative.co.za |
| Mr | J | du Plooy | jacoduplooy7007@gmail.com |
| Mr | Q | du Plooy | q@qstudio.co.za |
| Ms | A | du Toit | anikadt@gmail.com |
| Ms | K | Eksteen | eksteen.karin@gmail.com |
| Mr | F | Galant | fahmygalant@hotmail.com |
| Mr | A | Goedhart | addy52@yahoo.com |
| Ms | M | Gregor | mariette.gregor@gmail.com |
| Mr | F | Hellmann | hellmann@mweb.co.za |
| Ms | R | Jacobs | renatej2012@gmail.com |
| Mr | T | Jamneck | beansaboutcoffee@gmail.com |
| Ms | J | Kamerman | jennifer@midpoint.co.za |
| Ms | J | Kentgens | jenniferm2k@hotmail.com |
| Mr | R | Kirsten | ruankirstein@gmail.com |
| Ms | M | Koegelenberg | mare.louisa6@gmail.com |

| | | | |
|----|----|--------------|--|
| Mr | R | Koegelenberg | raelkoegelenberg63@gmail.com |
| Mr | N | Lang | nevillelang@gmail.com |
| Mr | J | le Grange | kobielegrange@gmail.com |
| Mr | S | le Grange | sean.cleary@gmail.com |
| Ms | J | Lloyd | jlstudio@mweb.co.za |
| Ms | I | Manley | |
| Ms | L | Manley | lise@publicity.co.za |
| Mr | M | Melling | capegypsy@hotmail.com |
| Mr | L | McNamara | lynnemcn8@gmail.com |
| Mr | M | Meredith | michael@here-be-dragons.co.za |
| Mr | G | Meyer | garthmeyersii@gmail.com |
| Mr | G | Michie | gavin.michie007@gmail.com |
| Ms | C | Mullineux | chris@mlfwines.com |
| Ms | L | Olckers | lizel@ancientspirit.co.za |
| Mr | F | Potgieter | fanpot@telkomsa.net |
| Mr | W | Pulles | william@phd.co.za |
| Mr | D | Schoeman | mistletoeschoeman@gmail.com |
| Ms | J | Sturrock | judysturrock@gmail.com |
| Mr | W | Steenkamp | arno@route2fruit.co.za |
| Ms | M | Suddons | samantha@vinevenom.com |
| Mr | H | Schreiber | harold.schreiber@gmail.com |
| Ms | J | Scott | Jade23scott@gmail.com |
| Mr | W | Scott | bill.mare@wcaccess.co.za |
| Mr | J | Seidel | seidel@absamail.co.za |
| Ms | I | Shutten | ilseschutten@yahoo.com |
| Mr | R | Smart | rsmart@capenature.co.za |
| Mr | J | Spittal | mike@danovaconsulting.com |
| Ms | L | Struik | struik_laura@hotmail.com |
| Mr | R | Tredrea | rodney.tredrea@gmail.com |
| Mr | B | van Kampen | bvkampen@live.nl |
| Mr | A | van Vuuren | andre@andrevanvuuren.co.za |
| Mr | M | van Zyl | marius@okin.co.za |
| Mr | A | Venter | andre2venter@gmail.com |
| Ms | E | Venter | tvnewscamera@yahoo.com |
| Mr | L | Visser | bayleaf@telkomsa.net |
| Ms | A | Vlok | ansie@hetvlockcasteel.co.za |
| Mr | P | Voigt | tvnewscamera@yahoo.com |
| Mr | C | Wright | wright@wcaccess.co.za |
| Ms | CJ | Neil | neil@moirassoc.co.za |
| Mr | S | Smit | solveighsmit@gmail.com |
| | | | info@hetvlockcasteel.co.za |
| | | | kim.classen@gmail.com |
| | | | gailandmike@ohwhatfun.co.za |
| | | | abrie.bruwer@siemens.com |
| | | | danie@kasteelmotors.co.za |
| Ms | L | Okers | PO BOX 301, Riebeek Kasteel, 7307 |

3.3. Written Notice to I&APs and Organs of State on Draft BAR

The Registered I&AP's identified above were given written notice of the proposed development, via registered mail or courier, as appropriate. The written notice included details of the applicable legislation, the proposed expansion and means to provide comment or register as I&AP. See written notice below:

To be added after PPP 4

3.4. Proof of Notice to I&APs And Organs Of State

Written notice was provided to I&APs and Organs of State via registered mail or courier, as indicated in the proofs below:

To be added after PPP 4

3.5. Noticeboards

Noticeboards were placed on site inviting all possible I&APs to comment and notifying them of the 2025 PPP Opportunity





3.6. Comments and response report and register for I&AP's

A Register was opened during the previous rounds of public participation, to list all I&APs which wished to be registered as such. The Register will be updated after public participation 4.

A Comments and Response report was also opened at the onset of the public participation. This report will be updated after public participation 4.

3.7. Comments received during PPP 4

To be added

3.8. Final round of public participation

The final round of public participation was conducted as outlined below: TO BE COMPLETED

