



LORNAY
ENVIRONMENTAL CONSULTING

PROOF OF PUBLIC PARTICIPATION

Proposed Agricultural Expansion through the Establishment of Additional Cultivation
Blocks on Erf 1995, McGregor, Robertson RD

May 2025

Consultant:

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PO Box 1990, Hermanus, 7200
Lornay Environmental Consulting Pty Ltd | Reg 2015/445417/07

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1. INTRODUCTION

The Public Participation Process was 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). All potential interested and affected parties (I&APS) and applicable organs of state were notified of the DRAFT / pre-application Basic Assessment Report (BAR). The DRAFT BAR was made available for a 30-day period to I&APS and organs of state, to register and comment. Noticeboards were placed on site and a newspaper advertisement was placed in the local newspaper. All comments were recorded in a comments and response report and a register for I&APS was opened. Once the 30-day public participation on the Draft BAR was complete, all comments made were attended to and the Final BAR was amended as required. The Application for Environmental Authorisation was then submitted to the Department of Environmental Affairs and Development Planning (DEA&DP), and the mandatory fee payment was made.

Please note that a Notice of Intent to Develop was submitted to Heritage Western Cape. Heritage Western Cape confirmed that no further Heritage assessment is required.

The BAR was circulated to all registered I&APS and organs of state for a further 30-day public participation period. All comments received during this period were recorded and responded to in the Comments and Response Report and Register for I&AP's. This document serves as proof of the public participation carried out in line with Section 41 of the EIA Regulations (2014).

2. LIST OF INTERESTED AND AFFECTED PARTIES AND ORGANS OF STATE

In line with the requirements of NEMA, all potential Interested and Affected Parties (I&APs) were notified of the project and provided with an opportunity to comment. This included applicable organs of state. See list of I&AP's identified for the project:

DRAFT PUBLIC PARTICIPATION	
DEADP	BOCMA
Tarryn Mouries/ Melanese Schippers	Mashudu Mmbadi-Muligidi
Private Bag X9086	mmmbadi@bocma.co.za
Cape Town	
8000	Cape Nature
Utilitas Building	Rhett Smart
1 Dorp Street	Private Bag x5014
8001	Stellenbosch
Tarryn.Mouries@westerncape.gov.za	7599
	landuse@capenature.co.za
Cape Winelands District Municipality	McGregor Ward councillor
Municipal Manager	Ward 5
Mr Henry Prince	Maria Oostendorff-Kraukamp
mm@capewinelands.gov.za	Mkraukamp@langeberg.gov.za
Langeberg Municipality	
Tracy Brunnings	
DOA	
Cor van der Walt / Brandon Layman	
I&APs	
Erf 333	Post
Olyvendaal Smuts Plase Pty Ltd	
PO Box 6	
Klaasvoogds	
Ashton	
6707	
Erf 334	post
Koningsrivier Trust	
Posbus 517	
Robertson	
6705	
RE/1158	post
OW Von Elgg	
Houtbaai Farm	

McGregor	
6708	
RE/330	Municipality
Erf 335	post
V Disibbio	
Posbus 218	
Robertson	
6705	

3. WRITTEN NOTICE TO I&APS AND ORGANS OF STATE OF DRAFT BAR:

The 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:



NOTICE OF PUBLIC PARTICIPATION FOR BASIC ENVIRONMENTAL IMPACT ASSESSMENT IN TERMS OF NEMA

Notice is hereby provided, in accordance with the Environmental Impact Assessment (EIA) regulations, as stipulated under the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA) and the 2014 NEMA EIA Regulations (as amended) as published in Government Gazette No. 38282, Government Notice R983, R984, and R985, on 4 December 2014, to register as a Interested and Affected Party (I&AP) and provide comments on the Pre-application Basic Assessment Report for the *Proposed establishment of new vineyard blocks on Erf 1995, McGregor, Robertson RD.*

DEA&DP REFERENCE: 16/3/3/6/7/1/B1/10/1304/24

LORNAY REF: E-1995

APPLICANT: Imperative Link Trade 22 cc

LOCATION: Erf 1995, McGregor, Robertson RD

PROJECT OVERVIEW: The establishment of two additional vineyard blocks on the existing agriculturally zoned land of Erf 1995, McGregor, Voortrekker Road, Robertson RD.

LISTED ACTIVITIES: The following Listed Activities are applied for in terms of the NEMA EIA Regulations:

- **Listing Notice 1 (GN R983):** Activity; 27
- **Listing Notice 3 (GN R985):** Activity; 12

A copy of the Pre-Application Basic Assessment Report is available for public review and download on our website, or upon request. Interested and Affected Parties (I&APs) are invited to register and/or provide comments on the application during the public participation period from **15 January 2025 to 14 February 2025**.

HOW TO PARTICIPATE: Please register or submit your comment via the following details:

Lornay Environmental Consulting
For Att: Michelle Naylor
Tel: 083 245 6556
Email: michelle@lornay.co.za
Website: www.lornay.co.za

IMPORTANT NOTICE: In accordance with the Protection of Personal Information Act (POPI Act, 2023), by registering and commenting as an I&AP your name and comments will be made public.

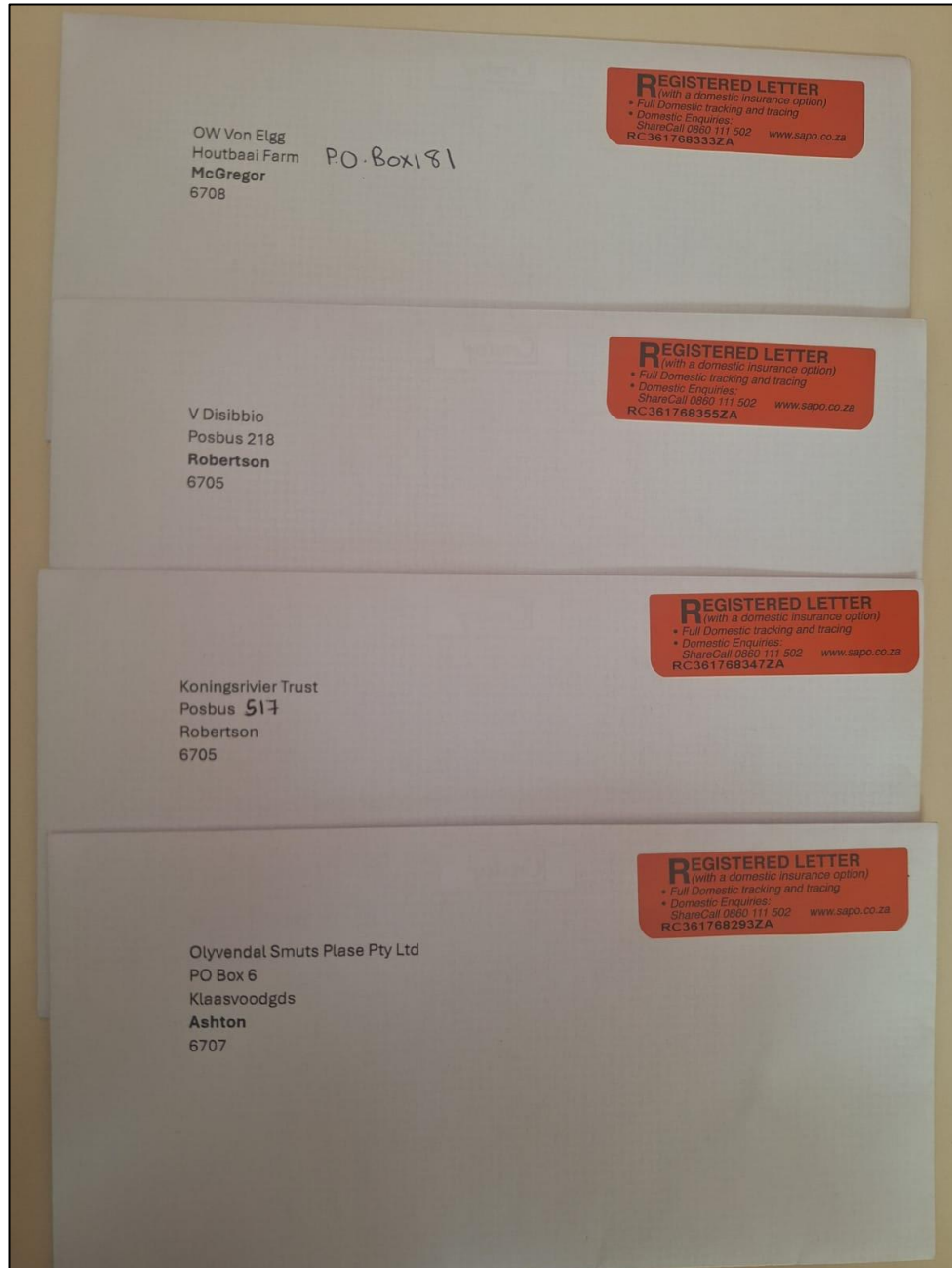


*Environmental Impact Assessments | Basic Assessments | 24G
Applications | Water Use License Applications | Environmental Audits*

*Lornay Environmental Consulting Pty Ltd | Reg 2015/445417/07
Unit 5/1F, Hemel & Aarde Wine Village, Hermanus*

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:



michelle@lornay.co.za

From: michelle@lornay.co.za
Sent: Tuesday, 14 January 2025 13:55
To: 'Tarryn.Mouries@westerncape.gov.za'; 'Melanese Schippers'; 'Mashudu Mmbadi-Muligidi'; Rhett Smart; Cor Van der Walt; 'Brandon Layman'
Cc: DEADP EIA Admin; 'mm@capewinlands.gov.za'; 'Tracy Brunings'; 'Mkraukamp@langeberg.gov.za'
Subject: Notice of Public participation | Erf 1995, McGregor, Robertson RD, Langeberg Municipality Dear
Attachments: Notice of PPP Erf 1995 McGregor.pdf

Dear Organ of State and / or I&AP,

DEA&DP Ref: 16/3/3//6/7/1/B1/10/1304/24

Kindly see attached notice of public participation for the proposed addition of vineyard blocks to the subject property.
Should you have no further comment, please ignore this notice.

Kind regards



LORNAY

ENVIRONMENTAL CONSULTING

Michelle Naylor

M.Sc.; Pr.Sci.Nat. 400327/13., EAPASA, 2019/698, Cand. APHP., IAIAAsa

Hemel & Aarde Wine Village – Unit 5/1F

PO Box 1990, Hermanus, 7200, South Africa

T +27 (0) 83 245 6556

E michelle@lornay.co.za | W www.lornay.co.za

Reg No. 2015/445417/07 | Vat. Reg. 429 031 9468

5. NEWSPAPER ADVERTISEMENT

An advertisement was placed in the local newspaper, the Hermanus Times, regarding the proposed development:

16 Januarie 2025
KENNISGEWINGS NOTICES Standard 11

BETREKKINGS & KENNISGEWINGS

Ceres Fruit Processors (Pty) Ltd, South Africa's preferred producer and marketer of apple and pear juice concentrate, as well as a range of other concentrates and juices, have the following employment opportunity at their factory in the beautiful town of WORCESTER, Western Cape.

LABORATORY ASSISTANT/ SEASONAL WORKER CERES FRUIT PROCESSORS WORCESTER

The successful candidate will have responsibility for the following key performance areas:

- Quality control and analysis during production
- Analysis of product to verify their product quality
- Final acceptance and integration of product specification
- Conservation and storage of product specification and test results
- Support to Production regarding quality of product
- Input of data on production/quality systems
- Identification and reporting of problems areas in Production
- The correct preparation of samples per product per shift
- Correct storage of samples

Candidates must have the following requirements:

- Good communication and problem-solving skills
- Experience in Laboratory environment plus a proven high level performance record
- Be prepared to work nights
- Willing to learn and grow
- Process must be able to learn independently
- Be computer literate
- Matric qualification will count in candidate's favour

Address your application to: The Manager, People & Performance Systems, Ceres Fruit Processors (Pty) Ltd, PO Box 303, CERES, 6485. Email: dir@ceres.co.za

Closing date: 23 January 2025

Bondels ou koerante TE KOOP

Vanaf R15 per bondel!

Kontak: 023 347 0968

VERLORE OF VERMISTE TITELREWYS

Hiermee word kennis gegee dat kragtens die bepaling van Regulasie 68 van die Regulasies van Adres Wets, 1937, die inkomste is om verskakel te doen om die uitruiling van 'n goewertsewende adres op Transportable No 78532923 gepasseer deur LANGEBERG MUNISIPALITEIT teen gemiddelde van MONTAGUWILKA EEN YONDRANA, identifikasienommer 900136 5637 081. Ongehoord ten aanvaarde van sekere Erf 2027 Nieuvalle, in die Munisipaliteit Langeberg, Afdeling Rubensburg, Provinsie Wes-Kaap, wat verlore gemaak het of versag is.

Alle belanghebbendes wat teen die uitruiling van nodige aansoek bewaare het, word hierby versoek om dit af te maak in te dien by die Programeur van Adres, Wes-Kaap te Kaapstad, Forenshere Plaza, Bontebrakstraat 2, Kaapstad, binne twee weke vanaf datum van publikasie van hierdie kennisgewing.

Gedatums te Goodwood op heids die 16de dag van Desember 2024

VISAGIEVOES INC.
Vasco Boulevard 181, Goodwood, 7460
E-pos: christied@visagievoes.co.za
Tel: 021 991 9221

Standard

— Bredesivier Gazette —

- Kontak ons/Contact Us: Kantoor 023 347 0968
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- Advertensies/Advertisements: Juliette Kotze: 023 348 5115 (juliette.kotze@media24.com)
- Ken Mer Intyre: 023 348 5105 (ken@worcesterstandard.com)
- Geklassifiseerd/Classified: Charlica Julia: 079 649 0308 (charlica.julia@media24.com)
- Jaydene Sampson: 071 434 6474 (jaydene.sampson@media24.com)

* Verspreidingsaanvrae/Distribution queries: 082 570 0906 (stefan@media24.com)

* Redaksie/Editor: Lieke Beyers (lieke.beyers@media24.com)

* Journalist/Journalist: Ronel van Jaarsveld (ronel.vanjaarsveld@media24.com)

* Uitgewer/Publisher: Stefan Kolver (stefan@media24.com)

DEADLINE

Die spiertyd vir bespreking van advertensies is Maandag om 16:00

Kontak: Juliette Kotze 079 649 0308 of Ken Mer Intyre 082 774 7652

SAADPRODUKSIE ADVISEUR

KLIEF KAROO SAADPRODUKSIE (EDING) BPK op Oudtshoorn is 'n bonanzaagtige grante- en veldsaadproduksie maatskappy wat internasionaal versprei word in uitlandse diere, wat 'n lede is integreer. Die maatskappy soek 'n SAADPRODUKSIE ADVISEUR.

SAADPRODUKSIE ADVISEUR

PLUITE EN VERANTWOORDELIKHEDE

- Die adviseur bestuur en owersteig die saadproduksie van:
 - Implementering en uitvoering van die maatskappy se saadproduksie strategie in die binnelandse produksie.
 - Werving en kontraktying van goeie kwaliteit saad in lande geleë.
 - Algemene bestuur, beheer en kontrole van produksieprosesse in opdrag van Algemene bestuur op alle fases van produksie, van saad- of produksie tot saad- of produksie, van saad- of produksie tot saad- of produksie.
 - Die ontwikkeling van saad- of produksie, van saad- of produksie tot saad- of produksie.
 - Die ontwikkeling van saad- of produksie, van saad- of produksie tot saad- of produksie.
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Die adviseur sal verantwoordelik wees vir die bestuur van die binnelandse produksie in 'n area.

VEREISTES

- Minstens vyf jaar se werkervaring in saadproduksie in lande soos in 'n area.
- 'n Vorige onderwyser in binnelandse saadproduksie en veldsaadproduksie.
- 'n Vorige onderwyser in binnelandse saadproduksie en veldsaadproduksie.
- 'n Vorige onderwyser in binnelandse saadproduksie en veldsaadproduksie.

Die maatskappy bied hierdie uitdagende loopbaan geleentheid aan teen 'n kompetensie gebaseerde salaris en 'n uitstekende werksomgewing.

Indien u aan bogenoemde vereistes voldoen en belangstel om in aanmerking te kom vir hierdie pos, word u verbaal versoek om 'n volledige CV te stuur aan: Klein Karoo Saadproduksie (Eding) BPK, | E-pos: info@kleinkaroo.co.za | Nuus: Klein Karoo | Tel: 044 203 2227

Indien u nie op 20 Februarie 2025 reageer op hierdie advertensie, kan u verslae om te verskyn in 'n ander advertensie.

Sluitingsdatum: 7 Februarie 2025

Klein Karoo Saadproduksie

TENDER

LANGEBERG

TENDER-62/2024

Tenders are hereby requested for the **PROVISION OF WASTE CONTAINERS AND WASTE TRANSPORTATION SERVICES BETWEEN WASTE FACILITIES FOR THE LANGEBERG MUNICIPALITY, FOR A PERIOD OF THREE (3) YEARS** as specified in the bid document.

Completed Bids, in sealed envelopes, clearly marked *TENDER-62/2024: PROVISION OF WASTE CONTAINERS AND WASTE TRANSPORTATION SERVICES BETWEEN WASTE FACILITIES FOR THE LANGEBERG MUNICIPALITY, FOR A PERIOD OF THREE (3) YEARS, should be placed in the tender box, at the Langeberg Municipal Office, 28 Main Road, Ashton, not later than 12:00 on 28 FEBRUARY 2025 when the Bids will be opened in public. Late, faxed or e-mailed tenders will not be considered.

PLEASE NOTE:

The Official Bid document must be fully completed in black ink, all pages must be submitted and the document should preferably be bound.

Supporting documents must be submitted separately and must be stapled or bound.

The lowest, or any tender, will not necessarily be accepted and council reserves the right to accept any tender. Tenders will be evaluated according to the Council's Supply Chain Management Policy and the 80/20 Preference Point system. The Supply Chain Management Policy can be viewed at Municipal Offices or www.langeberg.gov.za.

Tender documents are available from 17 JANUARY 2025, on the Langeberg Municipality website: www.langeberg.gov.za.

Please refer written enquiries to MR G SLINGERS - (gslingers@langeberg.gov.za).

DP LUBBE
Municipal Manager

Langeberg Munisipaliteit / Langeberg Municipality
Munisipale Kantoor / Municipal Office
■ Privaatsak X2/Private Bag X2, Ashton, 6715

TENDER

LANGEBERG

TENDER-63/2024

Tenders are hereby requested for the **PROVISION OF PROFESSIONAL SERVICES: EXTERNAL AUDITING OF WASTE DISPOSAL FACILITIES AT ASHTON, MONTAGU, BONNIEVALE AND MCGREGOR, FOR A PERIOD OF THREE (3) YEARS** as specified in the bid document.

Completed Bids, in sealed envelopes, clearly marked *TENDER-63/2024: PROVISION OF PROFESSIONAL SERVICES: EXTERNAL AUDITING OF WASTE DISPOSAL FACILITIES AT ASHTON, MONTAGU, BONNIEVALE AND MCGREGOR, FOR A PERIOD OF THREE (3) YEARS, should be placed in the tender box, at the Langeberg Municipal Office, 28 Main Road, Ashton, not later than 12:00 on 28 FEBRUARY 2025 when the Bids will be opened in public. Late, faxed or e-mailed tenders will not be considered.

PLEASE NOTE:

The Official Bid document must be fully completed in black ink, all pages must be submitted and the document should preferably be bound.

Supporting documents must be submitted separately and must be stapled or bound.

The lowest, or any tender, will not necessarily be accepted and council reserves the right to accept any tender. Tenders will be evaluated according to the Council's Supply Chain Management Policy and the 80/20 Preference Point system. The Supply Chain Management Policy can be viewed at Municipal Offices or www.langeberg.gov.za.

Tender documents are available from 17 JANUARY 2025, on the Langeberg Municipality website: www.langeberg.gov.za.

Please refer written enquiries to MR G SLINGERS - (gslingers@langeberg.gov.za).

DP LUBBE
Municipal Bestuurder / Municipal Manager

Langeberg Munisipaliteit / Langeberg Municipality
Munisipale Kantoor / Municipal Office
■ Privaatsak X2/Private Bag X2, Ashton, 6715

JOB VACANCY

POSITION: FINANCIAL ACCOUNTANT

Montagu Foods currently has a vacancy for a trustworthy, accurate, positive, and committed Financial Accountant.

Reporting to: Financial Manager | Location: Montagu, Western Cape

Key Performance Areas:

- Working closely with the finance team
- Assist with financial reporting and variance analysis
- Oversee the billing, payment, and reconciliation of transactions
- Journal entries
- Manage fixed asset transactions
- Assist with budget preparation
- Manage the inventory transactions

Qualifications and Experience:

- Bachelor's degree in accounting.
- 5 Years' experience in an accountant position, preferably in FMCG industry.

Proven Knowledge, skills and attitude:

- Excellent numerical and analytical skills
- Deadline driven, and results orientated.
- Good attention to detail.
- Trustworthy and respectful.
- Comfortable working in a team.

Please send your CV to our HR department at lize@montfoods.co.za before close of business the 14 February 2025.

If you have not received any feedback by the 14th of March 2025, your application was unsuccessful.

Montagu Foods empowers Employment Equity.

In order to consider any application for employment, we will have to process your personal information. The Protection of Personal Information Act, of 2013 (POPIA), provides that when one processes another's personal information, such collection, retention, dissemination and use of that person's personal information must be done in a lawful and transparent manner.

To give effect to the above, we are required to provide you with information regarding the processing of your personal information. This information is recorded under the HR Processing Notice, which can be accessed and viewed on the company website at <https://www.lornay.co.za/faq/>. Printed copies of this Processing Notice can also be accessed from the HR department. We kindly request that you read the HR Processing Notice to ensure that you understand how Libstar uses and processes your personal information.

NOTICE OF PUBLIC PARTICIPATION

BASIC ENVIRONMENTAL IMPACT ASSESSMENT

Notice is hereby provided, in accordance with the Environmental Impact Assessment (EIA) regulations, as stipulated under the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA) and the 2014 NEMA EIA Regulations (as amended) as published in Government Gazette No. 38282, Government Notice R083, R084, and R085, on 4 December 2014, to register as a Interested and Affected Party (I&AP) and provide comments on the Pre-application Basic Assessment Report for the Proposed establishment of new vineyard blocks at Erf 1595, McGregor, Robertson RD.

LORNAY REF: E-1-1995
DEADLINE: 16/3/2025 / 17/01/2025/1304/24
APPLICATION: Imperative Link Trade 22 cc
LOCATION: Erf 1595, McGregor.

PROJECT OVERVIEW: The proposed development involves the establishment of two additional vineyard blocks on the existing agricultural zoned land of Erf 1595, McGregor.

LISTED ACTIVITIES: The following Listed Activities are applied for in terms of the NEMA EIA Regulations:

- Listing Notice 1 (GN R083): Activities; 27
- Listing Notice 3 (GN R085): Activities; 12

A copy of the Pre-application Basic Assessment Report is available for public review and download on our website, or upon request. Interested and Affected Parties (I&APs) are invited to register and/or provide comments on the application during the public participation period from 15 January 2025 to 14 February 2025.

Please register or submit your comment as follows:
Lornay Environmental Consulting
For Attn: Michelle Meyer
Tel: 083 245 6256 | Email: michelle@lornay.co.za
Website: www.lornay.co.za
Address: Unit 1/31, Hemel & Aarde Wine Village,
Hermanus

IMPROVEMENT NOTICE: In accordance with the Protection of Personal Information Act (POPIA, 2023), by registering and commenting on an I&AP you consent and confirm that your data will be made public.

ENVIRONMENTAL CONSULTING
200 Appleton Road, 7051 (near Lorna's Application) | Environmental Consulting

6. NOTICEBOARDS

Noticeboards were placed on site, as required in terms of the legislation:





7. COMMENTS AND RESPONSE REPORT AND REGISTER FOR I&APS

A Register was opened during the first round of public participation, to list all I&APs which wished to be registered as such. The Register included contact details, date and comment made.

A Comments and Response report was also opened at the onset of the public participation. This report contains the comment made by the I&AP, as well as formal response by the Environmental Assessment Practitioner (EAP).



REGISTER FOR INTERESTED AND AFFECTED PARTIES

PROJECT: ERF 1995 McGregor						
NAME:	ORGANISATION :	POSTAL ADDRESS:	TEL:	EMAIL:	COMMENT:	DATE & REF:
Tracy Brunings	Langeberg Municipality	3 Piet Retief Street, MONTAGU 6720	023 614 8001	tbrunings@langeberg.gov.za	<p>Email dated 15 January 2025</p> <p>Hello Michelle,</p> <p>I confirm the zoning as Agricultural Zone I in terms of the Langeberg Integrated Zoning Scheme, 2018.</p> <p>There is no objection to the proposal from a land use planning point of view.</p>	<p>Ref number;</p> <p>DATE:</p>
Samantha Mahlalela	BOCMA			smahlalela@bocma.co.za	<p>Email dated 10 February 2025</p> <p>COMMENTS: DRAFT PRE-APPLICATION BASIC ASSESSMENT REPORT ERF 1995, MCGREGOR, ROBERTSON RD.</p> <p>The Breede-Olifants Catchment Management Agency (BOCMA) has received the application notification as indicated</p>	

				<p>above on 16 January 2025.</p> <p><u>BOCMA has assessed the information provided and supports the proposed development with subject to the following:</u></p> <ol style="list-style-type: none"> 1. According to WARMS there are registered water uses for groundwater abstraction of 10863m² per year only. 2. No water use in excess of the lawful water use may be used within the properties without authorisation by the responsible authority. 3. The proposed vineyards should be at least 100m away from the foot of the dam. <p><u>General conditions:</u></p> <ul style="list-style-type: none"> • All relevant sections and regulations of the National Water Act, 1998 (Act 36 of 1998) regarding water use must be adhered to. • No water use must be taken from a water resource for any purpose without environmental authorisation from the National Water Act, 1998 (Act 36 of 1998). • No pollution of surface water or groundwater resources may occur. <p>Please be advised that no activities may commence without the appropriate approvals/authorisations where needed from the responsible authority. The onus remains with the registered property owner to confirm adherence to any relevant legislation that such activities might trigger and/or need authorisation for.</p> <p>This office reserves the right to amend and revise its comments as well as to request any further information.</p> <p>Please do not hesitate to contact this office if you have any further queries. Please ensure to quote the above reference in doing so.</p>	
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					Yours faithfully,	
Tarryn Mouries Melanses Schippers	DEADP			Melanese.Schippers@westerncape.gov.za	<p>Email dated 14 February 2025</p> <p>Subject: Re: Comment on DBAR - Erf 1995, Mc Gregor_1304/24</p> <p>Dear Mr. Alwyn Llewellyn Krull,</p> <p>Attached please find the correspondence from this Directorate concerning Erf 1995, Mc Gregor.</p> <p>Vriendelike Groete / Kind Regards / Ngomkhulu Umbuliso,</p> <p>COMMENT ON THE DRAFT BASIC ASSESSMENT REPORT ("BAR") IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) ("NEMA") AND THE 2014 ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS FOR THE PROPOSED CLEARANCE OF INDIGENOUS VEGETATION FOR PROPOSED CULTIVATION BLOCKS FOR VINEYARDS ON ERF 1995, MC GREGOR.</p> <ol style="list-style-type: none"> 1. The electronic copy of the Draft BAR and associated documents received by the Directorate on 16 January 2025 and this Directorate's acknowledgement thereof dated 24 January 2025, refer. 2. Following the review of the information submitted to this Directorate, the following is noted: <ol style="list-style-type: none"> 2.1. The proposal entails the clearance of indigenous vegetation for the proposed establishment of vineyards on Erf 1995, Mc Gregor. <ul style="list-style-type: none"> - Block 1 is approximately 1.7 ha (17 000m²) - Block 2 is approximately 2.1 ha (21 000m²) 2.2. The site is zoned Agriculture, and is located outside the urban area of Mc Gregor. 3. This Directorate's comments are as follow: 	<p>Date: 14/02/25</p> <p>Reference: 16/3/3//6/7/1/B1/10/1 304/24</p>

					<p>3.1. Activity description</p> <p>3.1.1. Page 13 of the draft BAR refers to the placement of irrigation pipelines. However, no details of what this will entail have been included in the activity description.</p> <p>3.1.2. The activity description must include details of the proposed development and its associated infrastructure which must also be included in the site development plan.</p> <p>3.1.3. Clarity must also be provided whether the proposed development will require the erection of shade netting.</p> <p>3.2. Applicable listed activities</p> <p>3.2.1. It is noted that Activity 12 of Listing Notice 3 of the EIA Regulations, 2014 (as amended) will be applied for.</p> <p>3.2.2. According to the botanical specialist report, the vegetation found on the proposed site is classified as a least threatened ecosystem.</p> <p>3.2.3. The applicability of the abovementioned listed activity must be confirmed in the BAR.</p> <p>3.3. Proof of water rights</p> <p>3.3.1. Page 20 of the draft BAR indicates that water rights for the proposed expansion is pending, and page 26 of the draft BAR indicates that the farm has existing water rights. Clarity must be provided whether additional water is required for the proposed development.</p> <p>3.3.2. Should additional water be required, the water use license from the water authority must be obtained and included in the final BAR.</p> <p>3.4. In terms of Regulation 34 of the NEMA EIA Regulations, 2014, the holder must conduct environmental audits to determine compliance with the conditions of the Environmental Authorisation, the EMPr and submit Environmental Audit Reports to the Competent Authority. The Environmental</p>	
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					<p>Audit Report must be prepared by an independent person and must contain all the information required in Appendix 7 of the NEMA EIA Regulations, 2014. Please advise what the estimated duration of the construction phase will be. In addition, you are required to recommend and motivate the frequency at which the environmental audits must be conducted by an independent person.</p> <p>3.5. In addition to the above, please ensure that the signed and dated applicant, Environmental Assessment Practitioner ("EAP") and Specialist declarations are also submitted with the final BAR for decision-making.</p> <p>This Directorate reserves the right to revise or withdraw any comments or request further information from you based on any information received.</p>	
Rhett Smart	Cape Nature			<p>rsmart@capenature.co.za</p> <p>cc: vhudson@capenature.co.za</p>	<p>Email dated 14 February 2025</p> <p>Subject: Pre-Application BAR: Cultivation, Erf 1995, McGregor</p> <p>Dear Michelle</p> <p>Please find attached comment from CapeNature on the Pre-Application Basic Assessment Report for Proposed Cultivation Areas on Erf 1995, McGregor.</p> <p>Regards</p> <p>Rhett</p> <p>Pre-Application Basic Assessment Report for Proposed Cultivation Areas on Erf 1995, McGregor</p> <p>CapeNature would like to thank you for the opportunity to comment on the application and would like to make the following comments. Please note that our comments only pertain to the biodiversity related impacts and not to the overall desirability of the application.</p> <p>Two cultivation blocks are proposed north of the existing</p>	

				<p>cultivation on the property. The remaining natural area is mapped as Ecological Support Area 1 (ESA) in the current official version of the Western Cape Biodiversity Spatial Plan (BSP) as of 13 December 2024. This area was mapped as Other Natural in the previous 2017 version of the BSP. The vegetation present is Robertson Karoo listed as least concern. There are no freshwater features present on this section of the property.</p> <p>The results from the screening tool indicate a medium sensitivity for animal species and plant species and low sensitivity for terrestrial biodiversity and aquatic biodiversity. The site sensitivity verification report motivates that the terrestrial biodiversity and plant species themes are addressed in a botanical assessment. No aquatic biodiversity study was undertaken as there are no freshwater features on site and a study addressing the animal species theme is not considered necessary due to the existing disturbances surrounding the proposed cultivation areas and only a portion of the natural area will be developed. We recommend that the site sensitivity verification report should more closely reference the requirements of the protocols to align with the legislation. We are willing to accept the motivation regarding the fauna, but wish to note the camera trap data from the applicant website and that further reference should be made to the species listed in the screening tool.</p> <p>The botanical assessment supports the mapping of the vegetation on site as Robertson Karoo, with the central section consisting of rocky areas with shallow soils and deeper soils elsewhere. Two plant species of conservation concern (SCCs) were recorded (vulnerable and near threatened), with a substantial population of the near threatened species on site.</p> <p>The sensitivity mapping of the site maps a large proportion of the site as high sensitivity incorporating the rocky sections and the SCC populations with two patches of medium sensitivity in the west in the deeper soils and in the north in the historical mining area. We wish to query the brush-cut area mapped as high sensitivity, as the shrub cover would be impacted by the</p>	
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					<p>activity, although the geophytes and annual are enhanced as described.</p> <p>Two project alternatives are presented, with Alternative 1 consisting of two blocks in the south-west and south-east and Alternative 2 consisting of two blocks in the south-west and north. Only Alternative 1 is assessed in the botanical assessment and it is stated that the applicant is unwilling to consider other alternatives. The south-west block is in the medium sensitivity area and the south-east block is in the high sensitivity area.</p> <p>The impact assessment rates the impact as medium negative significance both before and after mitigation. The mitigation measures proposed are ensuring no encroachment beyond the delineated boundaries and search and rescue of plant specimens with a focus on the near threatened species and another succulent species. We agree that these two mitigation measures will not reduce the significance level substantially. Although monitoring of post environmental authorisation conditions such as the success of search and rescue only occurs for a small proportion of cases, for those where it has taken place for search and rescue has revealed more failures than successes, even for growth forms considered more amenable to this mitigation (e.g. geophytes and succulents).</p> <p>The residual significance after mitigation of medium significance is within the thresholds which require a biodiversity offset. However, the mitigation hierarchy is a core principle of biodiversity offsets that must be exercised before an offset can be considered. The conclusion of the botanical assessment states that if only the south-western block is cultivated the significance is reduced to low-medium which is below the offset thresholds. Alternative 2 was not assessed and was presumably developed after the botanical assessment was compiled.</p> <p>The description of the alternatives in the Basic Assessment Report (BAR) includes Alternative 2 as described above with both the proposed cultivation blocks in the medium sensitivity</p>	
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					<p>area. The impact significance associated with this alternative is provided in the BAR as low-medium significance, however we note that the impact rating was not assigned by the botanical specialist. Despite the higher impact on terrestrial biodiversity, the overall project preferred alternative is Alternative 1. The reason provided is that the soils are not suitable for cultivation for Alternative 2, thereby rendering this alternative unfeasible.</p> <p>Offsets are discussed in the BAR under the section dealing with application of the mitigation hierarchy. It states that offsets are not applicable in terms of the National Biodiversity Offset Guidelines (the guidelines) as the vegetation is classified as least concern. In this regard, there are two methods of calculating the required offset ratios in accordance with the guidelines namely the threat status of the vegetation type and a combination of the remaining extent and protection level of the vegetation. The highest ratio for the two options should be selected. The look-up table in the appendix to the guidelines provides the basic offset ratios using this methodology for which Robertson Karoo is 0 for both. Criteria for adjustment of the ratio include the presence of CBAs, which are not present within the proposed cultivation areas. In terms of the basic ratio, we agree with the recommendation as stated above, however we recommend that the detail provided herewith is included in the BAR.</p> <p>We do however wish to note the following from the guideline: "However, residual negative impacts on biodiversity cannot always be easily specified in terms of area. Residual negative impacts on species of conservation concern, ecological processes or ecosystem services, are examples of such instances. In those cases, the size of the biodiversity offset must be determined based on the advice of an appropriate specialist, or specialists (pg 34 Section 7.2)." As the proposed development will impact on an SCC, we recommend that further advice is obtained from the specialist.</p> <p>The conclusions and recommendations of the botanical assessment recommend that the applicant should make a</p>	
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				<p>donation to Vrolijkheid Nature Reserve managed by CapeNature. While this action will contribute towards biodiversity conservation it is not directly linked to the impacts associated with the proposed development and is not framed within the context of a biodiversity offset. Any donations in support of the nature reserve should therefore be considered independent of this application and will have no bearing on the outcome.</p> <p>With regards to the investigation of alternatives, the motivation that Alternative 2 is not suitable must be supported by an agricultural potential study which must include a map of the agricultural potential across the site. We recommend that further alternatives must be investigated and presented to the botanical specialist for an impact assessment. The botanical specialist will need to advise regarding the need for biodiversity offsets with regards to the SCCs in accordance with the biodiversity offset guideline as quoted above, with the preferred option of avoidance of the SCC populations.</p> <p>We further note the organic practices undertaken by landowner which fall broadly under the concept of conservation agriculture. While organic practices will not reduce the extent of habitat loss from cultivation it will reduce the edge effects and additional impacts as a result of cultivation. We recommend that information regarding the practices is presented to the botanical specialist as additional mitigation measures for consideration.</p> <p>In conclusion, the following must be undertaken and presented before the application is considered further:</p> <ul style="list-style-type: none"> • Agricultural potential study including maps • Additional feasible layout alternatives which reduce the residual impact • Updated botanical assessment assessing all feasible development layouts and the need for an offset due to the impact on SCCs <p>CapeNature reserves the right to revise initial comments and</p>	
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					request further information based on any additional information that may be received. Regards	
Cor Van der Walt	DoA			Cor.VanderWalt@westerncape.gov.za	<p>Email dated 16 April 2025</p> <p>PROPOSED ESTABLISHMENT OF TWO ADDITIONAL VINEYARD BLOCKS: DIVISION ROBERTSON ERF NO 1995</p> <p>Your application of 15 January 2025 has reference.</p> <p>The Western Cape of Agriculture (WCDoA) has no objection to the proposed application.</p> <p>Please note:</p> <ul style="list-style-type: none"> • 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. 	
IN PROCESS PPP						



LORNAY
ENVIRONMENTAL CONSULTING

COMMENTS AND RESPONSE REPORT

PROJECT: Erf 1995 McGregor

DRAFT BAR / PRE-APPLICATION

NAME:	COMMENT:	RESPONSE:	DATE & REF:
<p>Tracy Brunings</p> <p>Langberg Municipality</p>	<p>Email dated 15 January 2025</p> <p>Hello Michelle,</p> <p>I confirm the zoning as Agricultural Zone I in terms of the Langeberg Integrated Zoning Scheme, 2018.</p> <p>There is no objection to the proposal from a land use planning point of view.</p>	<p>Noted.</p>	
<p>Samantha Mahlalela</p>	<p>Email dated 10 February 2025</p> <p>COMMENTS: DRAFT PRE-APPLICATION BASIC ASSESSMENT REPORT ERF 1995, MCGREGOR, ROBERTSON RD.</p> <p>The Breede-Olifants Catchment Management Agency (BOCMA) has received the application notification as indicated above on 16 January 2025.</p> <p><u>BOCMA has assessed the information provided and supports the proposed development with subject to the following:</u></p> <ol style="list-style-type: none"> 4. According to WARMS there are registered water uses for groundwater abstraction of 10863m² per year only. 5. No water use in excess of the lawful water use may be used within the 	<p>Noted.</p>	<p>Date: 10/02/25</p>

	<p>properties without authorisation by the responsible authority.</p> <p>6. The proposed vineyards should be at least 100m away from the foot of the dam.</p> <p>General conditions:</p> <ul style="list-style-type: none"> • All relevant sections and regulations of the National Water Act, 1998 (Act 36 of 1998) regarding water use must be adhered to. • No water use must be taken from a water resource for any purpose without environmental authorisation from the National Water Act, 1998 (Act 36 of 1998). • No pollution of surface water or groundwater resources may occur. <p>Please be advised that no activities may commence without the appropriate approvals/authorisations where needed from the responsible authority. The onus remains with the registered property owner to confirm adherence to any relevant legislation that such activities might trigger and/or need authorisation for.</p> <p>This office reserves the right to amend and revise its comments as well as to request any further information.</p> <p>Please do not hesitate to contact this office if you have any further queries. Please ensure to quote the above reference in doing so.</p> <p>Yours faithfully,</p>		
<p>Tarryn Mouries Melanses Schippers (DEADP)</p>	<p>Email dated 14 February 2025</p> <p>Subject: Re: Comment on DBAR - Erf 1995, Mc Gregor_1304/24</p> <p>Dear Mr. Alwyn Llewellyn Krull,</p> <p>Attached please find the correspondence from this Directorate concerning Erf 1995, Mc Gregor.</p> <p>Vriendelike Groete / Kind Regards / Ngomkhulu Umbuliso,</p> <p>COMMENT ON THE DRAFT BASIC ASSESSMENT REPORT ("BAR") IN TERMS OF</p>		<p>Date: 14/02/25 Reference: 16/3/3//6/7/1/B1/10/1304/24</p>

	<p>THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) (“NEMA”) AND THE 2014 ENVIRONMENTAL IMPACT ASSESSMENT (“EIA”) REGULATIONS FOR THE PROPOSED CLEARANCE OF INDIGENOUS VEGETATION FOR PROPOSED CULTIVATION BLOCKS FOR VINEYARDS ON ERF 1995, MC GREGOR.</p> <ol style="list-style-type: none"> 1. The electronic copy of the Draft BAR and associated documents received by the Directorate on 16 January 2025 and this Directorate’s acknowledgement thereof dated 24 January 2025, refer. 2. Following the review of the information submitted to this Directorate, the following is noted: <ol style="list-style-type: none"> 2.1. The proposal entails the clearance of indigenous vegetation for the proposed establishment of vineyards on Erf 1995, Mc Gregor. <ul style="list-style-type: none"> - Block 1 is approximately 1.7 ha (17 000m²) - Block 2 is approximately 2.1 ha (21 000m²) 2.2. The site is zoned Agriculture, and is located outside the urban area of Mc Gregor. 3. This Directorate’s comments are as follow: <ol style="list-style-type: none"> 3.1. Activity description <ol style="list-style-type: none"> 3.1.1. Page 13 of the draft BAR refers to the placement of irrigation pipelines. However, no details of what this will entail have been included in the activity description. 3.1.2. The activity description must include details of the proposed development and its associated infrastructure which must also be included in the site development plan. 3.1.3. Clarity must also be provided whether the proposed development will require the erection of shade netting. 3.2. Applicable listed activities <ol style="list-style-type: none"> 3.2.1. It is noted that Activity 12 of Listing Notice 3 of the EIA Regulations, 2014 (as amended) will be applied for. 3.2.2. According to the botanical specialist report, the vegetation found on the proposed site is classified as a least threatened ecosystem. 3.2.3. The applicability of the abovementioned listed activity must be confirmed in the BAR. 3.3. Proof of water rights 	<p>The dripper lines will be located above ground in the vineyard and will be between 16-20 mm in diameter and irrigation will be via dripper lines, PVC and HDPE pipes</p> <p>The schematic diagram showing the proposed irrigation pipelines has been added to the BAR</p> <p>No shade netting will be installed for either block.</p> <p>This has been amended in the report. And therefore Activity 12 of Listing Notice 3 is not applicable.</p>	
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	<p>3.3.1. Page 20 of the draft BAR indicates that water rights for the proposed expansion is pending, and page 26 of the draft BAR indicates that the farm has existing water rights. Clarity must be provided whether additional water is required for the proposed development.</p> <p>3.3.2. Should additional water be required, the water use license from the water authority must be obtained and included in the final BAR.</p> <p>3.4. In terms of Regulation 34 of the NEMA EIA Regulations, 2014, the holder must conduct environmental audits to determine compliance with the conditions of the Environmental Authorisation, the EMPr and submit Environmental Audit Reports to the Competent Authority. The Environmental Audit Report must be prepared by an independent person and must contain all the information required in Appendix 7 of the NEMA EIA Regulations, 2014. Please advise what the estimated duration of the construction phase will be. In addition, you are required to recommend and motivate the frequency at which the environmental audits must be conducted by an independent person.</p> <p>3.5. In addition to the above, please ensure that the signed and dated applicant, Environmental Assessment Practitioner (“EAP”) and Specialist declarations are also submitted with the final BAR for decision-making.</p> <p>4. This Directorate reserves the right to revise or withdraw any comments or request further information from you based on any information received.</p>	<p>These sections have been amended in the report. The farm’s existing water rights for groundwater abstraction 10863 m³ (Appendix J) are sufficient, and no additional water use license application (WULA) is required</p>	
<p>Rhett Smart (Cape Nature)</p>	<p>Email dated 14 February 2025</p> <p>Subject: Pre-Application BAR: Cultivation, Erf 1995, McGregor</p> <p>Dear Michelle</p> <p>Please find attached comment from CapeNature on the Pre-Application Basic Assessment Report for Proposed Cultivation Areas on Erf 1995, McGregor.</p> <p>Regards</p> <p>Rhett</p> <p>Pre-Application Basic Assessment Report for Proposed Cultivation Areas on Erf 1995, McGregor</p> <p>CapeNature would like to thank you for the opportunity to comment on the</p>		<p>Date: 14/02/25</p>

	<p>application and would like to make the following comments. Please note that our comments only pertain to the biodiversity related impacts and not to the overall desirability of the application.</p> <p>Two cultivation blocks are proposed north of the existing cultivation on the property. The remaining natural area is mapped as Ecological Support Area 1 (ESA) in the current official version of the Western Cape Biodiversity Spatial Plan (BSP) as of 13 December 2024. This area was mapped as Other Natural in the previous 2017 version of the BSP. The vegetation present is Robertson Karoo listed as least concern. There are no freshwater features present on this section of the property.</p> <p>The results from the screening tool indicate a medium sensitivity for animal species and plant species and low sensitivity for terrestrial biodiversity and aquatic biodiversity. The site sensitivity verification report motivates that the terrestrial biodiversity and plant species themes are addressed in a botanical assessment. No aquatic biodiversity study was undertaken as there are no freshwater features on site and a study addressing the animal species theme is not considered necessary due to the existing disturbances surrounding the proposed cultivation areas and only a portion of the natural area will be developed. We recommend that the site sensitivity verification report should more closely reference the requirements of the protocols to align with the legislation. We are willing to accept the motivation regarding the fauna, but wish to note the camera trap data from the applicant website and that further reference should be made to the species listed in the screening tool.</p> <p>The botanical assessment supports the mapping of the vegetation on site as Robertson Karoo, with the central section consisting of rocky areas with shallow soils and deeper soils elsewhere. Two plant species of conservation concern (SCCs) were recorded (vulnerable and near threatened), with a substantial population of the near threatened species on site.</p> <p>The sensitivity mapping of the site maps a large proportion of the site as high sensitivity incorporating the rocky sections and the SCC populations with two patches of medium sensitivity in the west in the deeper soils and in the north in the historical mining area. We wish to query the brush-cut area mapped as high sensitivity, as the shrub cover would be impacted by the activity, although the geophytes and annual are enhanced as described.</p>	<p>This area is part of the proposed vineyards. It should be noted that mitigation measures such as</p>	
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	<p>Two project alternatives are presented, with Alternative 1 consisting of two blocks in the south-west and south-east and Alternative 2 consisting of two blocks in the south-west and north. Only Alternative 1 is assessed in the botanical assessment and it is stated that the applicant is unwilling to consider other alternatives. The south-west block is in the medium sensitivity area and the south-east block is in the high sensitivity area.</p> <p>The impact assessment rates the impact as medium negative significance both before and after mitigation. The mitigation measures proposed are ensuring no encroachment beyond the delineated boundaries and search and rescue of plant specimens with a focus on the near threatened species and another succulent species. We agree that these two mitigation measures will not reduce the significance level substantially. Although monitoring of post environmental authorisation conditions such as the success of search and rescue only occurs for a small proportion of cases, for those where it has taken place for search and rescue has revealed more failures than successes, even for growth forms considered more amenable to this mitigation (e.g. geophytes and succulents).</p> <p>The residual significance after mitigation of medium significance is within the thresholds which require a biodiversity offset. However, the mitigation hierarchy is a core principle of biodiversity offsets that must be exercised before an offset can be considered. The conclusion of the botanical assessment states that if only the south-western block is cultivated the significance is reduced to low-medium which is below the offset thresholds. Alternative 2 was not assessed and was presumably developed after the botanical assessment was compiled.</p> <p>The description of the alternatives in the Basic Assessment Report (BAR) includes Alternative 2 as described above with both the proposed cultivation blocks in the medium sensitivity area. The impact significance associated with this alternative is provided in the BAR as low-medium significance, however we note that the impact rating was not assigned by the botanical specialist. Despite the higher impact on terrestrial biodiversity, the overall project preferred alternative is Alternative 1. The reason provided is that the soils are not suitable for cultivation for Alternative 2, thereby rendering this alternative unfeasible.</p> <p>Offsets are discussed in the BAR under the section dealing with application of the mitigation hierarchy. It states that offsets are not applicable in terms of the National Biodiversity Offset Guidelines (the guidelines) as the vegetation is</p>	<p>demarcation of the development area prior to construction, provided by the terrestrial specialist will be undertaken to prevent accidental damage to areas outside the approved development footprint.</p> <p>Noted.</p>	
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	<p>classified as least concern. In this regard, there are two methods of calculating the required offset ratios in accordance with the guidelines namely the threat status of the vegetation type and a combination of the remaining extent and protection level of the vegetation. The highest ratio for the two options should be selected. The look-up table in the appendix to the guidelines provides the basic offset ratios using this methodology for which Robertson Karoo is 0 for both. Criteria for adjustment of the ratio include the presence of CBAs, which are not present within the proposed cultivation areas. In terms of the basic ratio, we agree with the recommendation as stated above, however we recommend that the detail provided herewith is included in the BAR.</p> <p>We do however wish to note the following from the guideline: “However, residual negative impacts on biodiversity cannot always be easily specified in terms of area. Residual negative impacts on species of conservation concern, ecological processes or ecosystem services, are examples of such instances. In those cases, the size of the biodiversity offset must be determined based on the advice of an appropriate specialist, or specialists (pg 34 Section 7.2).” As the proposed development will impact on an SCC, we recommend that further advice is obtained from the specialist.</p> <p>The conclusions and recommendations of the botanical assessment recommend</p>	<p>A new preferred alternative was explored, which excludes the area mapped as habitat for plant species of conservation concern. Extract from the terrestrial biodiversity specialist: “ <i>The most obvious operational phase impact is likely to be increased habitat fragmentation and loss of current levels of terrestrial ecological connectivity across the cultivated parts of the currently natural study area. The overall intensity of this change is likely to be low in a regional context, as there will still be fairly good ecological connectivity in the central and northern part of the site. However, there is currently cultivation to the west, north and south of the site, so ecological connectivity in the overall study area has already been compromised and restricted.</i></p> <p><i>The proposed cultivation will not result in the loss of any mapped CBAs, but most of it is mapped as ESA1 (Ecological Support Area).</i></p> <p><i>The project is not likely to have a negative impact on ecological processes in the region, as it does not impact on any major ecological corridors, wetlands or climate change corridors.”</i></p> <p>Additionally, the vegetation type on the study area is Least Threatened</p> <p>Noted</p>	
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	<p>that the applicant should make a donation to Vrolijkheid Nature Reserve managed by CapeNature. While this action will contribute towards biodiversity conservation it is not directly linked to the impacts associated with the proposed development and is not framed within the context of a biodiversity offset. Any donations in support of the nature reserve should therefore be considered independent of this application and will have no bearing on the outcome.</p> <p>With regards to the investigation of alternatives, the motivation that Alternative 2 is not suitable must be supported by an agricultural potential study which must include a map of the agricultural potential across the site. We recommend that further alternatives must be investigated and presented to the botanical specialist for an impact assessment. The botanical specialist will need to advise regarding the need for biodiversity offsets with regards to the SCCs in accordance with the biodiversity offset guideline as quoted above, with the preferred option of avoidance of the SCC populations.</p> <p>We further note the organic practices undertaken by landowner which fall broadly under the concept of conservation agriculture. While organic practices will not reduce the extent of habitat loss from cultivation it will reduce the edge effects and additional impacts as a result of cultivation. We recommend that information regarding the practices is presented to the botanical specialist as additional mitigation measures for consideration.</p> <p>In conclusion, the following must be undertaken and presented before the application is considered further:</p> <ul style="list-style-type: none"> • Agricultural potential study including maps • Additional feasible layout alternatives which reduce the residual impact. • Updated botanical assessment assessing all feasible development layouts and the need for an offset due to the impact on SCCs. <p>CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.</p>	<p>There is clear motivation on Section H of the BAR regarding the assessment of alternatives and other location are not practical of feasible for this type of development.</p> <p>The mitigation measures recommended by the terrestrial biodiversity specialist involves demarcating of the approved development areas prior to site development so that no accidental disturbance outside the approved development areas should occur.</p> <p>Refer to Figure 3b of the BAR for the areas surveyed on site.</p> <p>There is clear motivation in Section H of the BAR regarding the assessment of alternatives and other location are not practical of feasible for this type of development A new layout alternative with reduced botanical impact was explored.</p> <p>The terrestrial biodiversity impact assessment was updated. The mitigation measures recommended by the terrestrial biodiversity specialist involves demarcating of the approved development areas</p>	
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	<p>Regards</p>	<p>prior to site development so that no accidental disturbance outside the approved development areas should occur.</p>	
<p>Cor Van der Walt (DoA)</p>	<p>Email dated 16 April 2025</p> <p>PROPOSED ESTABLISHMENT OF TWO ADDITIONAL VINEYARD BLOCKS: DIVISION ROBERTSON ERF NO 1995</p> <p>Your application of 15 January 2025 has reference.</p> <p>The Western Cape of Agriculture (WCDoA) has no objection to the proposed application.</p> <p>Please note:</p> <ul style="list-style-type: none"> • 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. 	<p>Noted</p>	<p>Date: 16/04/25</p>

8. COMMENTS RECEIVED DURING DRAFT / PRE-APPLICATION PUBLIC PARTICIPATION

From: Tracy Brunings <tbrunings@langeberg.gov.za>
Sent: Wednesday, 15 January 2025 17:52
To: michelle@lornay.co.za
Subject: RE: Notice of Public participation | Erf 1995, McGregor, Robertson RD, Langeberg Municipality Dear

Hello Michelle,

I confirm the zoning as Agricultural Zone I in terms of the Langeberg Integrated Zoning Scheme, 2018.

There is no objection to the proposal from a land use planning point of view.

Kind regards,
Tracy Brunings Pr.Pln A/951/1997
MANAGER: TOWN PLANNING
TOWN PLANNING DEPARTMENT



3 Piet Retief Street, MONTAGU 6720
Tel: 023 614 8001 ✉ tbrunings@langeberg.gov.za www.langeberg.gov.za (Website)



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Your DEA&DP Ref No: 16/3/3/6/7/1/B1/10/1304/24 Our Ref: 4/10/2/H40K/ERF1995 McGregor, Robertson. Date: 10/02/2025

Lornay Environmental Consulting
PO Box 1990
Hermanus
7200
michelle@lornay.co.za

Attention: Michelle Naylor

**COMMENTS : DRAFT PRE-APPLICATION BASIC ASSESMENT REPORT ERF 1995,
MCGREGOR, ROBERTSON RD.**

The Breedde-Olifants Catchment Management Agency (BOCMA) has received the application notification as indicated above on 16 January 2025.

BOCMA has assessed the information provided and supports the proposed development with subject to the following:

1. According to WARMS the are registered water uses for groundwater abstraction of 10863m³ per year only.
2. No water use in excess of the lawful water use may be used within the properties without authorisation by the responsible authority.
3. The proposed Vineyards should be at least 100m away from the foot of the dam.

General conditions:

- All relevant sections and regulations of the National Water Act, 1998(Act 36 of 1998) regarding water use must be adhered to.
- No water must be taken from a water resource for any purpose without authorisation from the National Water Act, 1998 (Act 36 of 1998).
- No pollution of surface water or groundwater resources may occur.

Please be advised that no activities may commence without the appropriate approvals/authorizations where needed from the responsible authority. The onus remains with the registered property owner to confirm adherence to any relevant legislation that such activities might trigger and/or need authorisation for.

This office reserves the right to amend and revise its comments as well as to request any further information.

Please do not hesitate to contact this office if you have any further queries. Please ensure to quote the above reference in doing so.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'JAN VAN STADEN', is written over a horizontal line.

**JAN VAN STADEN
CHIEF EXECUTIVE OFFICER (ACTING)**



Department of Environmental Affairs and Development Planning
Tarryn Mouries | Melanses Schippers
Directorate: Development Management, Region 1
Melanese.Schippers@westerncape.gov.za
Tel: 021 483 8349

REFERENCE: 16/3/3//6/7/1/B1/10/1304/24
DATE OF ISSUE: 14 February 2025

The Proponent
Imperative Link Trade 22 CC
PO Box 662
EAST LONDON
5256

Attention: Mr. Alwyn Llewellyn Krull

Cell: 082 854 3617
E-mail: johan@barvallei.co.za

Dear Sir,

COMMENT ON THE DRAFT BASIC ASSESSMENT REPORT ("BAR") IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) ("NEMA") AND THE 2014 ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS FOR THE PROPOSED CLEARANCE OF INDIGENOUS VEGETATION FOR PROPOSED CULTIVATION BLOCKS FOR VINEYARDS ON ERF 1995, MC GREGOR.

1. The electronic copy of the Draft BAR and associated documents received by the Directorate on 16 January 2025 and this Directorate's acknowledgement thereof dated 24 January 2025, refer.
2. Following the review of the information submitted to this Directorate, the following is noted:
 - 2.1. The proposal entails the clearance of indigenous vegetation for the proposed establishment of vineyards on Erf 1995, Mc Gregor.
 - Block 1 is approximately 1.7 ha (17 000m²)
 - Block 2 is approximately 2.1 ha (21 000m²)
 - 2.2. The site is zoned Agriculture, and is located outside the urban area of Mc Gregor.
3. This Directorate's comments are as follow:
 - 3.1. Activity description
 - 3.1.1. Page 13 of the draft BAR refers to the placement of irrigation pipelines. However, no details of what this will entail have been included in the activity description.
 - 3.1.2. The activity description must include details of the proposed development and its associated infrastructure which must also be included in the site development plan.

3.1.3. Clarity must also be provided whether the proposed development will require the erection of shade netting.

3.2. Applicable listed activities

3.2.1. It is noted that Activity 12 of Listing Notice 3 of the EIA Regulations, 2014 (as amended) will be applied for.

3.2.2. According to the botanical specialist report, the vegetation found on the proposed site is classified as a least threatened ecosystem.

3.2.3. The applicability of the abovementioned listed activity must be confirmed in the BAR.

3.3. Proof of water rights

3.3.1. Page 20 of the draft BAR indicates that water rights for the proposed expansion is pending, and page 26 of the draft BAR indicates that the farm has existing water rights. Clarity must be provided whether additional water is required for the proposed development.

3.3.2. Should additional water be required, the water use license from the water authority must be obtained and included in the final BAR.

3.4. In terms of Regulation 34 of the NEMA EIA Regulations, 2014, the holder must conduct environmental audits to determine compliance with the conditions of the Environmental Authorisation, the EMPr and submit Environmental Audit Reports to the Competent Authority. The Environmental Audit Report must be prepared by an independent person and must contain all the information required in Appendix 7 of the NEMA EIA Regulations, 2014. Please advise what the estimated duration of the construction phase will be. In addition, you are required to recommend and motivate the frequency at which the environmental audits must be conducted by an independent person.

3.5. In addition to the above, please ensure that the signed and dated applicant, Environmental Assessment Practitioner ("EAP") and Specialist declarations are also submitted with the final BAR for decision-making.

4. This Directorate reserves the right to revise or withdraw any comments or request further information from you based on any information received.

Yours faithfully,

Melanese Schippers
Digitally signed by
Melanese Schippers
Date: 2025.02.14
09:42:17 +02'00'

**pp HEAD OF COMPONENT
DEVELOPMENT MANAGEMENT: REGION 1
DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING**

CC: (1) Ms. Michelle Naylor (Lornay Environmental Consulting)
(2) Ms. Tracey Brunings (Langeberg Municipality)

Email: michell@lornay.co.za
Email: tbrunings@langeberg.gov.za



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reference LS14/2/6/1/9/1/1995_cultivation_McGregor
date 14 February 2025

Lornay Environmental Consulting
P.O. Box 1990
Hermanus
7200

Attention: Michelle Naylor
By email: michelle@lornay.co.za

Dear Ms Naylor

Pre-Application Basic Assessment Report for Proposed Cultivation Areas on Erf 1995, McGregor

CapeNature would like to thank you for the opportunity to comment on the application and would like to make the following comments. Please note that our comments only pertain to the biodiversity related impacts and not to the overall desirability of the application.

Two cultivation blocks are proposed north of the existing cultivation on the property. The remaining natural area is mapped as Ecological Support Area I (ESA) in the current official version of the Western Cape Biodiversity Spatial Plan (BSP) as of 13 December 2024. This area was mapped as Other Natural in the previous 2017 version of the BSP. The vegetation present is Robertson Karoo listed as least concern. There are no freshwater features present on this section of the property.

The results from the screening tool indicate a medium sensitivity for animal species and plant species and low sensitivity for terrestrial biodiversity and aquatic biodiversity. The site sensitivity verification report motivates that the terrestrial biodiversity and plant species themes are addressed in a botanical assessment. No aquatic biodiversity study was undertaken as there are no freshwater features on site and a study addressing the animal species theme is not considered necessary due to the existing disturbances surrounding the proposed cultivation areas and only a portion of the natural area will be developed. We recommend that the site sensitivity verification report should more closely reference the requirements of the protocols to align with the legislation. We are willing to accept the motivation regarding the fauna, but wish to note the camera trap data from the applicant website and that further reference should be made to the species listed in the screening tool.

The Western Cape Nature Conservation Board trading as **CapeNature**

Board Members: Ms Marguerite Loubser (Chairperson), Prof Gavin Maneveldt (Vice Chairperson), Mr Tom Blok, Mr Mervyn Burton, Ms Reyhana Gani, Dr Collin Johnson, Ms Ayanda Mvandaba, Prof Nicolaas Olivier, Mr Paul Slack

The botanical assessment supports the mapping of the vegetation on site as Robertson Karoo, with the central section consisting of rocky areas with shallow soils and deeper soils elsewhere. Two plant species of conservation concern (SCCs) were recorded (vulnerable and near threatened), with a substantial population of the near threatened species on site.

The sensitivity mapping of the site maps a large proportion of the site as high sensitivity incorporating the rocky sections and the SCC populations with two patches of medium sensitivity in the west in the deeper soils and in the north in the historical mining area. We wish to query the brush-cut area mapped as high sensitivity, as the shrub cover would be impacted by the activity, although the geophytes and annual are enhanced as described.

Two project alternatives are presented, with Alternative 1 consisting of two blocks in the south-west and south-east and Alternative 2 consisting of two blocks in the south-west and north. Only Alternative 1 is assessed in the botanical assessment and it is stated that the applicant is unwilling to consider other alternatives. The south-west block is in the medium sensitivity area and the south-east block is in the high sensitivity area.

The impact assessment rates the impact as medium negative significance both before and after mitigation. The mitigation measures proposed are ensuring no encroachment beyond the delineated boundaries and search and rescue of plant specimens with a focus on the near threatened species and another succulent species. We agree that these two mitigation measures will not reduce the significance level substantially. Although monitoring of post environmental authorisation conditions such as the success of search and rescue only occurs for a small proportion of cases, for those where it has taken place for search and rescue has revealed more failures than successes, even for growth forms considered more amenable to this mitigation (e.g. geophytes and succulents).

The residual significance after mitigation of medium significance is within the thresholds which require a biodiversity offset. However, the mitigation hierarchy is a core principle of biodiversity offsets that must be exercised before an offset can be considered. The conclusion of the botanical assessment states that if only the south-western block is cultivated the significance is reduced to low-medium which is below the offset thresholds. Alternative 2 was not assessed and was presumably developed after the botanical assessment was compiled.

The description of the alternatives in the Basic Assessment Report (BAR) includes Alternative 2 as described above with both the proposed cultivation blocks in the medium sensitivity area. The impact significance associated with this alternative is provided in the BAR as low-medium significance, however we note that the impact rating was not assigned by the botanical specialist. Despite the higher impact on terrestrial biodiversity, the overall project preferred alternative is Alternative 1. The reason provided is that the soils are not suitable for cultivation for Alternative 2, thereby rendering this alternative unfeasible.

Offsets are discussed in the BAR under the section dealing with application of the mitigation hierarchy. It states that offsets are not applicable in terms of the National Biodiversity Offset Guidelines (the guidelines) as the vegetation is classified as least concern. In this regard, there are two methods of calculating the required offset ratios in accordance with the guidelines namely the threat status of the vegetation type and a combination of the remaining extent and protection level of the vegetation. The highest ratio for the two options should be selected. The look-up table in the appendix to the guidelines provides the basic offset ratios using this methodology for which Robertson Karoo is 0 for both. Criteria for adjustment of the ratio include the presence of CBAs, which are not present within the proposed cultivation areas. In terms of the basic ratio, we agree with the recommendation as stated above, however we recommend that the detail provided herewith is included in the BAR.

We do however wish to note the following from the guideline: "However, residual negative impacts on biodiversity cannot always be easily specified in terms of area. Residual negative impacts on species of conservation concern, ecological processes or ecosystem services, are examples of such instances. In those cases, the size of the biodiversity offset must be determined based on the advice of an appropriate specialist, or specialists (pg 34 Section 7.2)." As the proposed development will impact on an SCC, we recommend that further advice is obtained from the specialist.

The conclusions and recommendations of the botanical assessment recommend that the applicant should make a donation to Vrolijkheid Nature Reserve managed by CapeNature. While this action will contribute towards biodiversity conservation it is not directly linked to the impacts associated with the proposed development and is not framed within the context of a biodiversity offset. Any donations in support of the nature reserve should therefore be considered independent of this application and will have no bearing on the outcome.

With regards to the investigation of alternatives, the motivation that Alternative 2 is not suitable must be supported by an agricultural potential study which must include a map of the agricultural potential across the site. We recommend that further alternatives must be investigated and presented to the botanical specialist for an impact assessment. The botanical specialist will need to advise regarding the need for biodiversity offsets with regards to the SCCs in accordance with the biodiversity offset guideline as quoted above, with the preferred option of avoidance of the SCC populations.

We further note the organic practices undertaken by landowner which fall broadly under the concept of conservation agriculture. While organic practices will not reduce the extent of habitat loss from cultivation it will reduce the edge effects and additional impacts as a result of cultivation. We recommend that information regarding the practices is presented to the botanical specialist as additional mitigation measures for consideration.

The Western Cape Nature Conservation Board trading as **CapeNature**

Board Members: Ms Marguerite Loubser (Chairperson), Prof Gavin Maneveldt (Vice Chairperson), Mr Tom Blok, Mr Mervyn Burton, Ms Reyhana Gani, Dr Colin Johnson, Ms Ayanda Mvandaba, Prof Nicolaas Olivier, Mr Paul Slack

In conclusion, the following must be undertaken and presented before the application is considered further:

- Agricultural potential study including maps
- Additional feasible layout alternatives which reduce the residual impact
- Updated botanical assessment assessing all feasible development layouts and the need for an offset due to the impact on SCCs

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

Regards



Rhett Smart

For: Manager: Landscape Conservation Intelligence South



Cor Van Der Walt
LandUse Management
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tel: +27 21 808 5099 fax: +27 21 808 5092

OUR REFERENCE : 20/9/2/5/5/369
YOUR REFERENCE : E-1995
DEA&DP REFERENCE : 16/3/3/6/7/1/B1/10/1304/24
ENQUIRIES : Cor van der Walt

Lornay Environmental Consulting
Email: michelle@lornay.co.za

Att: Michelle Naylor

**PROPOSED ESTABLISHMENT OF TWO ADDITIONAL VINEYARD BLOCKS: DIVISION ROBERTSON
ERF NO 1995**

Your application of 15 January 2025 has reference.

The Western Cape Department of Agriculture (WCDoA) 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
2025-04-04

<u>Copies:</u>	
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