



LORNAY
ENVIRONMENTAL CONSULTING

PROOF OF PUBLIC PARTICIPATION

Proposed development of a Single Residential Dwelling and Associated Infrastructure on Portions 125 and 126 of the Farm Hangklip No. 559, and The Remainder of the Farm No. 562, Caledon RD.

May 2026

Consultant:

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Lornay Environmental Consulting Pty Ltd | Reg 2015/445417/07

CONTENTS

1. INTRODUCTION	3
2. LIST OF INTERESTED AND AFFECTED PARTIES AND ORGANS OF STATE	4
3. WRITTEN NOTICE TO I&APS AND ORGANS OF STATE OF DRAFT BAR:	5
4. PROOF OF NOTICE TO I&APS AND ORGANS OF STATE	7
5. NEWSPAPER ADVERTISEMENT	9
6. NOTICEBOARDS	11
7. COMMENTS AND RESPONSE REPORT AND REGISTER FOR I&APS	12
8. COMMENTS RECEIVED DURING FIRST DRAFT / PRE-APPLICATION PUBLIC PARTICIPATION	75
9. REGISTERED ORGANS OF STATE	86
10. NOTICE OF ADDITIONAL PUBLIC PARTICIPATION PROCESS	87
11. PROOF OF NOTICE OF ADDITIONAL PPP	88
12. COMMENTS RECEIVED DURING THE ADDITIONAL ROUND OF PUBLIC PARTICIPATION	89

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 relevant organs of state were notified of the availability of the Draft (pre-application) Basic Assessment Report (BAR). The Draft BAR was circulated for public comment during the first round of PPP, which extended over a 30-day period. During this time, I&APs and organs of state were invited to register and submit comments. Public notification measures included the placement of a notice board on-site and the publication of an advertisement in the local newspaper. A comments and response report was compiled, and an I&AP register was maintained.

An additional round of public participation, conducted outside of the formal process, was undertaken to provide further opportunity for engagement. The Final Draft BAR was circulated to all registered I&APs and relevant organs of state identified during the additional round. Comments received during this process were recorded and addressed. In total, two rounds of public participation were conducted, as detailed in the proof of PPP provided below.

PUBLIC PARTICIPATION PROCESS 1

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:

<u>PRE-APPLICATION PUBLIC PARTICIPATION</u>	
WC Government Env Affairs & Dev Planning	
Development Management	
N. Mabasa Registry Office 1st Floor, Utilitas Building 1 Dorp Street 8001	
Cape Nature Rhett Smart rsmart@capenature.co.za	Overberg District Municipality F. Kotze / R. Volschenk Private Bag x 22 Bredasdorp 7280 F. Kotze
BGCMA R. Le Roux Private Bag x3055 Worcester 6850 023 346 8000	Overstrand Municipality T. Zweig Kleinmond tzweig@overstrand.gov.za
IAPS	
RE/562 Overstrand Municipality	127/559 Basils Bosch Pty Ltd CO RMB PRIVATE BANK PO BOX 4919 TYGER VALLEY 7536 mfsnyman@rmbprivatebank.com
125/559 GF Fourie Applicant	1/562 Overstrand Municipality
121/559 DREYER AC, SALMON IH, ALBERTYNC, FISCHÉ 23 KOEGLEPARK BOTRIVER WEG KLEINMOND JEANETTE@MAXITEC.CO.ZA	

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:



10 May 2023

DEA&DP Ref. No.: 16/3/3/6/7/1/E4/5/1495/22
Lornay Ref. No.: 126OF559BB

**NOTICE OF PUBLIC PARTICIPATION FOR A BASIC ASSESSMENT PROCESS:
PROPOSED RESIDENTIAL DWELLING ON PORTION 126 OF THE FARM 559, HANGKLIP, CALEDON RD**

Notice is hereby given of a Public Participation Process 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).

Proposal: Single residential dwelling and extension of access road
Location: Portion 126 of the Farm 559, Hangklip, Caledon RD
Applicant: G.F Fourie

Environmental Authorisation is required in terms of NEMA for the following Listed Activities:

Listing Notice 3

(12) The clearance of an area of 300 square metres or more of indigenous vegetation

A Basic Assessment Process is applicable. A copy of the Basic Assessment Report is available for download on our website or upon request. Interested and Affected Parties (I&AP's) are hereby invited to register as an Interested and Affected Party (I&AP) and / or comment on the proposed activity on / or before **09 June 2023** via the following contact details:

LORNAY ENVIRONMENTAL CONSULTING
ATT. Michelle Naylor
PO Box 1990, Hermanus, 7200
Tel. 083 245 6556
Email. michelle@lornay.co.za | Website. www.lornay.co.za

Michelle Naylor | Env. Consultant | M.Sc., Pr. Sci. Nat., EAPSA
cell: 083 245 6556 | fax: 086 585 2461 | michelle@lornay.co.za | www.lornay.co.za
PO Box 1990, Hermanus, 7200
Lornay Environmental Consulting Pty Ltd | Reg 2015/445417/07

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 Naylor

From: Michelle Naylor <michelle@lornay.co.za>
Sent: Tuesday, 09 May 2023 14:39
To: 'Ntanganedzeni Mabasa'; 'Rafeeq le Roux'; 'Fabion Smith'; 'Tamzyn Zweig'
Cc: 'Rhett Smart'; 'Rulien Volschenk'; 'info@bgcma.co.za'; 'aduffell-canham@capenature.co.za'
Subject: Notice of Draft Basic Assessment 126 of 559 Hangklip, Caledon RD
Attachments: Notice of Draft PPP 126 OF 559 Caledon.pdf

Dear I&AP, please see attached notice of public participation opportunity for the proposed single residential dwelling and access road on Portion 126 of the Farm 559. Hangklip, Caledon RD.

DOWNLOAD Link: <https://we.tl/t-Xor1bVV6Vy>

Should you have no comment, please ignore this notice.

Kind regards



Michelle Naylor
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E michelle@lornay.co.za | W www.lornay.co.za
PO Box 1990, Hermanus, 7200, South Africa
Reg No. 2015/445417/07

Michelle Naylor

From: Michelle Naylor <michelle@lornay.co.za>
Sent: Tuesday, 09 May 2023 14:43
To: 'JEANETTE@MAXITEC.CO.ZA'; 'mfsnyman@rmbprivatebank.com'
Subject: Notice of Draft Basic Assessment 126 of 559 Hangklip, Caledon RD
Attachments: Notice of Draft PPP 126 OF 559 Caledon.pdf

Dear I&AP, please see attached notice of public participation opportunity for the proposed single residential dwelling and access road on Portion 126 of the Farm 559. Hangklip, Caledon RD.

DOWNLOAD Link: <https://we.tl/t-Xor1bVV6Vy>

Should you have no comment, please ignore this notice.

Kind regards



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PO Box 1990, Hermanus, 7200, South Africa
Reg No. 2015/445417/07

5. NEWSPAPER ADVERTISEMENT

An advertisement was placed in the local newspaper, the Overstrand Herald, regarding the proposed development:



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 No. T111304/2003 passed by The Executrix in the Estate Late FREDERIK WILHELM VAN ZYL, No. 3386/2002 in favour of NICOLINE SALOME VAN ZYL, Identity Number 330513 0001 084, Unmarried in respect of certain:

ERF 4361 KLEINMOND,
IN THE OVERSTRAND MUNICIPALITY,
CALEDON DIVISION, WESTERN CAPE PROVINCE

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 113 Alexandra Rd, Qonce, 5601 within two weeks from the date of the publication of this notice.

Address: c/o 104 Dorp Street, Stellenbosch, 7600
E-Mail Address: justine@smalinc.co.za
Contact Number: 021 887 1200
Reference: B8201(jm)

NOTICE OF PUBLIC PARTICIPATION FOR A BASIC ASSESSMENT PROCESS PORTION 126 OF THE FARM 559, HANGKLIP

DEA & DP Ref.: 16/3/3/6/7/1/E4/5/1495/22

Notice is hereby given of a Public Participation Process 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).

Proposal: Single Residential Dwelling and extension of access road

Location: Portion 126 of the Farm 559, Hangklip, Caledon RD

Applicant: GF Fourie

Environmental Authorisation is required in terms of NEMA for the following Listed Activities:

Listing Notice 3

(12) The clearance of an area of 300 square metres or more of indigenous vegetation i. Western Cape i. Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004

A Basic Assessment Process is applicable. A copy of the Basic Assessment Report is available for download on our website or upon request.

Interested and Affected Parties (I&AP's) are hereby invited to register as an Interested and Affected Party (I&AP) and / or comment on the proposed activity on / or before 09 June 2023 via the following contact details:



LORNAY ENVIRONMENTAL CONSULTING

For Att. Michelle Naylor

PO Box 1990, Hermanus, 7200

Tel. 083 245 6556

Email. michelle@lornay.co.za | www.lornay.co.za

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).



COMMENTS AND RESPONSE REPORT

PROJECT: Portion 126 of Farm 559, Kleinmond

DRAFT BAR / PRE APPLICATION

NAME:	COMMENT:	RESPONSE:	DATE & REF:
<p>BGCMA Vhengani Ligudu</p>	<p>Email dated 09/06/2023</p> <p>RE: NOTICE OF PUBLIC PARTICIPATION FOR A BASIC ASSESSMENT PROCESS: PROPOSED RESIDENTIAL DWELLING ON PORTION 126 OF THE FARM 559, HANGKLIP, CALEDON RD.</p> <p>With reference to the above-mentioned document received by this office on the 09/05/2023, requesting comments.</p> <p>The Breede-Olifants Catchment Management Agency (BOCMA) has no objections on the proposed development subject to the following comments:</p> <ol style="list-style-type: none"> 1. All relevant sections and regulations of the National Water Act, 1998 (Act 36 of 1998) regarding water use must be adhered. 2. Please note that no additional use of surface/groundwater and/or storage of water is permitted, unless the applicant has formally obtained a license in terms of Section 41 of the National Water Act (Act 36 of 1998). And/or formal authorization in terms of General Authorizations issued under Section 39 (Government Notice 538 dated 02 September 2016), and/or if it is authorized under Schedule 1 of the National Water Act, 1998 (Act 36 of 1998). And/or if it is defined and 	<p>Noted – no action required</p>	<p>09/06/2023</p> <p>4/10/2/G40B/HANGKLIP 559/126, CALEDON</p>

	<p>declared as an existing lawful water use in terms of Section 32 & 33 of the National Water Act ,1998 (Act 36 of 1998).</p> <p>3. No pollution of surface water or groundwater may occur due to any activity on the property.</p> <p>4. The minimising of waste must be promoted and alternative methods for waste management must be investigated.</p> <p>5. No storm water runoff from any premises containing waste, or water containing waste emanating from premises may be discharged into a water resource.</p> <p>6. Please note that any activity within the 1:100 year floodline or within 100 metres of a watercourse (river, spring, natural channel, a lake or dam) or within a 500 m radius from the delineated boundary (extent) of any wetland or pan triggers a water use activity in terms of Section 21 (c) & (i) of the National Water Act, 1998 (Act 36 of 1998). Water for domestic use</p> <ul style="list-style-type: none"> • Water provided for domestic use must comply with the SANS 241:2015 guidelines for drinking water. <p>Disposal of sewage</p> <ul style="list-style-type: none"> • The disposal of sewage must at all times comply with the requirements of Sections 22 and 40 of the National Water Act of 1998, (Act 36 of 1998). • The conservancy tanks must be located out of the 1:100 year flood line of any water resource. • When a conservancy tank is used for the disposal of sewerage, this office must be furnished with a signed copy of the contract between the contractor or the municipality which is appointed to pump the conservancy tank. • The volume of sewage needs to be metered on a monthly basis and removal programme needs to be scheduled to ensure that the conservancy tank is pumped well within time before overflowing. Alternatively, floating devices should be installed within the tanks that initiate an alarm of 75% full capacity for collection and disposal. • The size of the conservancy tank must be determined by both the frequency of removal of its contents to the local 		
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	<p>Wastewater Treatment Works and by the quantity of sewage anticipated from the above-mentioned project.</p> <p>This office reserves the right to revise initial comments and request further information based on any additional information that may be received. The onus remains with the registered property owner to confirm adherence to any other relevant legislation that any activities might trigger and/or need authorization.</p> <p>Please do not hesitate to contact the above official should there be any queries.</p> <p>Yours faithfully</p>		
<p>Tamzyn Zweig, Overstrand Municipality</p>	<p>Email dated 09/06/2023</p> <p>Dear Lornay Consulting, Re: PPP Comments for Residential Development on Portion 126 of Farm 559 (DEA&DP Ref. No.: 16/3/3/6/7/1/E4/5/1495/22 Lornay Ref. No.: 126OF559BB)</p> <p>Thank you for the opportunity to comment on this application. The proposed development of an 800m2 Residential Dwelling development footprint and an extension of the existing jeep track by 200m is relatively small-scale, the Overstrand Environmental Management Section (EMS) supports the application as per the information submitted and reserves the right to submit further comments as more information becomes available.</p> <p>1) Removal of Critically Endangered Vegetation:</p> <p>Prior to clearance, please contact the Kogelberg Biosphere Botanical Society Gardening Circle Group who have formed the “Fight For Fynbos” group, a search and rescue initiative for Species of Conservation Concern. Alternatively, there are local members of the Custodians of Rare and Endangered Wildflowers (CREW) group. Galia Manicom (Fight For Fynbos) email: galia.manicom@gmail.com cell: 082 963 3804 Magriet Brink (Kogelberg CREW) Email: magrietb@gmail.com Cell: 072 921 1757</p> <p>2) The Overstrand Environmental Management Overlay Zones: Protected Area Buffer & Coastal Protection Zone</p>	<p>Noted – No action required.</p> <p>Recommendation for Search and Rescue has been added to the conditions of EA in the BAR</p>	<p>-</p>

	<p>Please be aware that the Overstrand EMOZ regulations (2020) state: <i>Schedule A Prohibited Activities:</i></p> <ul style="list-style-type: none"> • <i>Development above the 120m geographical contour line.</i> <p>Should the proposed development be above this contour, a deviation from the EMOZ Regulations via the Overstrand Town Planning Department should be applied for.</p> <p>3) Access to proposed development via Overstrand Property (559/0)</p> <p>Please ensure the owners enter into a formal agreement with the Overstrand Engineering Department regarding maintenance of the access road within the Overstrand Property. It should be noted that the Hangklip-Kleinmond Administration of the Overstrand have very limited resources – especially with regard to earthmoving/road servicing machinery. For example, following the recent (end May, early June 2023) heavy rain and subsequent flood damages to infrastructure, the department’s focus was naturally on the restoration of access roads within the urban area due to the larger number of residents affected, while outlying areas tend to have to wait longer for these types of service delivery.</p>	<p>Noted. The development is below the 120m contour line.</p>	
<p>Rhett Smart Cape Nature</p>	<p>Email dated 09/06/2023</p> <p>Pre-Application Basic Assessment Report for the Proposed Dwelling on Portion 126 of the Farm Hangklip 559, Kleinmond</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. The subject property mainly consists of Critical Biodiversity Area 1 (CBA) across the entire extent according to the Western Cape Biodiversity Spatial Plan. The natural vegetation occurring on the site is Kogelberg Sandstone Fynbos, listed as critically endangered. According to the National Geo-spatial Information mapping there two non-perennial rivers in the north of the property which converge before exiting to the east. According to the National Wetland Mapping (NWM) for the 2018 National Biodiversity Assessment (NBA) there is a seep wetland in the</p>		<p>LS14/2/6/1/7/2/559-126_residential_Kleinmond</p>

	<p>east of the property adjacent to the non-perennial river. The property borders the Kleinmond Local Authority Nature Reserve.</p> <p>The development proposal consists of a single dwelling with an access road from the adjacent property. The screening tool results for the site are presented which indicate a very high sensitivity for terrestrial biodiversity and aquatic biodiversity and high sensitivity for plant species and animal species. The site sensitivity verification (SSV) report motivates that no specialist studies are required despite the results from the screening tool. In this regard:</p> <p>For terrestrial biodiversity, it is motivated that the development is small scale with large areas remaining for conservation. The site is however located within a CBA 1. In this regard, the specific guidelines for development within a CBA indicate: "Ideally, development should be avoided in these areas. If they cannot be avoided, it must be shown that the mitigation hierarchy has been applied if there is a proposal within a CBA" (Pool-Stanvliet et al, 2017). As mentioned Kogelberg Sandstone Fynbos is a critically endangered ecosystem. CapeNature does acknowledge primary rights of landowners however if the entire property is a CBA and essentially not suitable for development, the best practicable option must be selected in terms of scale, design and location of the primary rights.</p> <p>We therefore do not accept the motivation and recommend that a terrestrial biodiversity assessment is required to inform the application.</p>	<p>The applicant owns both Portions 125 and 126. The proposal, relative to the size of these properties, is small and only serves to create a single residential dwelling for the landowner. Whilst it is acknowledged that the site is located within a CBA and highly sensitive, a disturbed quarry site which is in an area rated as Medium sensitive does not host plant species of conservation concern and was thus preferred and supported by the botanical specialist. Refer to Section 1, subsection 8 of the BAR for mitigation hierarchy.</p> <p>With the small scale of development proposed, within the owners developmental rights, the location as close as possible to an existing access road from the adjacent property, a small scale informal 'twee-spoor' jeep track extension to the house site, we feel that the appointment of a terrestrial biodiversity specialist is unjust. Any shifting of the location currently proposed will lead to increasing the length of the access road and possible developing an entirely new access road. We feel that given the scale of development and the limiting factor of access roads, the location on site is preferred and will not benefit from a terrestrial impact assessment.</p> <p>The terrestrial biodiversity assessment was undertaken to inform the application, and the BAR was amended.</p>	
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	<p>For aquatic biodiversity it is motivated that the development is located more than 32 m from the watercourse. Freshwater ecological and hydrogeological assessments were undertaken for the development to the east of the property which revealed that the extent of the wetland is much larger than the NWM mapping with subsurface water flow playing an important role. It is therefore likely/possible that the extent of the wetland which extends on to 126/559 differs from the NWM mapping. The road additionally traverses the non-perennial river. We therefore do not accept the motivation and recommend that an aquatic biodiversity assessment is required to inform the application, which must as a minimum include wetland delineation according to standard methodology.</p> <p>For plant species it is motivated that the site is in good condition except for the existing access road on the adjacent property. This is not a motivation for not undertaking a plant species assessment. Kogelberg Sandstone Fynbos is the most species rich ecosystem in South Africa with regards to plant species, and 162 potential species of conservation concern were flagged in the screening tool for this site. We therefore recommend that the plant species theme must also be assessed and can be combined in a specialist study with the terrestrial biodiversity assessment (or a separate study).</p> <p>For animal species it is motivated that “the site is located within the built-up urban area of Vermont and Hermanus. Only very limited areas on the property will be developed, open space retained.” It is assumed that this is an error which refers to another project. The five faunal species which were flagged for high sensitivity are bird species and the scale of the development is unlikely to have a significant effect on any bird species. Further, there is highly unlikely any breeding habitat for</p>	<p>An Aquatic Biodiversity Assessment has been undertaken for the proposed development, which included the delineation of seep wetlands, a uvb wetland, and associated drainage lines within and surrounding the site. The proposed single residential dwelling is situated more than 32 metres away from any delineated watercourse or wetland located near or adjacent to the property. However, an access road will pass within a few metres of parts of the hillslope seep wetland that occurs on the municipality land between the site and the R44 road. All of the proposed development-related activities that would potentially generate negative impacts were found to be associated with a LOW-risk class. Therefore, the proposed development qualifies for a General Authorisation, according to freshwater specialist.</p> <p>The plants species theme was undertaken and assessed under the Terrestrial Biodiversity Assessment. The landowner is not permitted to take access off the R44. The only option to access the site is via the adjacent graveyard access road. The mitigation recommended for search and rescue prior to development is recommended as a condition of EA.</p> <p>A single residential dwelling will not have an impact on faunal.</p>	
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	<p>these five species within the development footprint. An overview of the faunal species and potential impacts can however be included within the terrestrial biodiversity assessment.</p> <p>The conclusion of the SSV report states “The Screening Tool Report, which was generated for the proposed activities on the subject property, identified a number of specialist assessments to be undertaken prior to development on site. However the area proposed for development is disturbed and located within the built up urban area.” The site is not within an urban area and is located within CBA consisting of good condition fynbos.</p> <p>An important consideration for the development is the fire risk, as it consists of a single dwelling surrounded by fynbos which is fire-prone and is dependent on fire for ecological function. There are numerous precedents in the surrounding area of damage to buildings as a result of vegetation fires. Protection of isolated dwellings surrounded by fynbos also presents a strain on the resources of fire-fighting authorities during wildfires. We therefore recommend that a fire management plan must be compiled for the proposed development and should include more than the standard fire protection measures due to the exceptional high fire risk. These measures must however not result in significant impacts on the natural habitat.</p> <p>The property is worthy of conservation, as with the other smallholdings abutting the Kogelberg Nature Reserve. We would therefore support that the landowner considers the options available for formal conservation and can contact CapeNature for further advice in this regard. Formal conservation could also form part of the essential mitigation for the proposed development.</p> <p>In addition, the municipal planning requirements must be taken into account, which can also result in controls which then reduce/minimize the impact on biodiversity. This includes the Environmental Management Overlay Zones (EMOZ) for which the property is located within the Protected Area Buffer EMOZ.</p>	<p>The SSVR was amended.</p> <p>The landowner is aware of the fire risk and appropriate building designs and emergency preparedness will be implemented to manage this as far as possible.</p> <p>The landowner will look into options for conservation of the remainder.</p> <p>The proposed development is in line with the EMOZ. And the proposed residential dwelling will be situated below the 60m contour.</p>	
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	<p>In conclusion, CapeNature does not support the application as currently proposed due to insufficient information. As a minimum, a terrestrial biodiversity assessment and aquatic biodiversity assessment must be undertaken to assess the impacts on biodiversity as a result of the proposed development due to the high biodiversity value and sensitivity of the property. It must be ensured that the four biodiversity-related themes are addressed as discussed above and a thorough investigation undertaken of the best practicable option in terms of the location of the dwelling on the property.</p> <p>The services such as the access road and conservancy tank (which requires truck access) must also be assessed in the specialist assessments.</p> <p>CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.</p>	<p>Noted.</p> <p>A conservancy tank was covered in the aquatic biodiversity assessment. The conservancy tank will be situated 100m away from the identified watercourses.</p>	
<p>DEA&DP Ntangenedzeni Mabasa</p>	<p>Email dated 09/06/2023</p> <p>COMMENT ON THE DRAFT BASIC ASSESSMENT REPORT (“BAR”) IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT (“NEMA”), 1998 (ACT NO. 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT (“EIA”) REGULATIONS, 2014 (AS AMENDED) FOR THE PROPOSED DEVELOPMENT OF A SINGLE RESIDENTIAL DWELLING AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF PORTION 126 OF FARM NO. 559, CALEDON.</p> <p>1. The electronic copy of the draft BAR, as received by this Department on 9 May 2023, and the Department’s acknowledgement thereof issued on 17 May 2023, refer.</p> <p>2. Following the review of the information submitted to this Department, the following is noted:</p> <p>2.1 The clearance of indigenous vegetation to develop a single residential dwelling and associated infrastructure on Portion 126 of Farm No. 559, Pringle Bay.</p> <p>2.2 Access to the property is not permitted off the R44, therefore the municipality has granted the applicant permission to access the site from the existing access road at the adjacent graveyard on the Remainder of Farm No. 562.</p>		

	<p>2.3 The road at the graveyard site will be extended by approximately 200 meters towards the west to create a track to access the proposed development.</p> <p>2.4 A conservancy tank will be used for sewage disposal, which will be serviced by the municipality.</p> <p>2.5 Rainwater will be harvested for domestic use and electricity will be via solar power.</p> <p>2.6 There is a wetland on site however both the building platform and road will be located more than 32 m from the edge of the wetland. The distance between the wetland and the proposed development is however not specified or indicated on a map.</p> <p>2.7 According to available mapping resources, the site is mapped to contain Kogelberg Sandstone Fynbos vegetation, which is classified as a critically endangered vegetation type.</p> <p>2.8 The site is zoned Agricultural Zone 1 and is located outside the urban area of Caledon.</p> <p>3. This Department's comments are as follows:</p> <p>3.1 The Site Sensitivity Verification Report does not include adequate information on the current state of the site. It is only indicated that the site is in a good condition. In addition, the only motivation provided why none of the identified specialist studies will be conducted is the small scale of the development, that limited indigenous vegetation will be cleared and that the development will be located more than 32m from the watercourse present on the site. The site is mapped to contain critically endangered indigenous vegetation and based on the limited information provided, the indigenous vegetation present on the site is in a good condition. However, no botanical specialist input was obtained to confirm that the preferred location for the proposed development is suitable from a botanical perspective. Similarly, no freshwater specialist input was obtained despite the presence of a wetland on the site. It is important that all the potential impacts associated with the proposed development be identified and that it is adequately considered, assessed, and addressed to demonstrate that the proposed development is acceptable. Therefore, as a minimum, a specialist statement should be provided to confirm that the proposed development will not have a significant botanical and freshwater impact. However, should any authority that has jurisdiction in respect of any aspect of the proposed development request that further</p>	<p>A terrestrial biodiversity and aquatic biodiversity assessment have been undertaken as required, and the SSVR was amended.</p>	
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	<p>specialist studies be conducted, and where the request is supported by this Directorate, this will take precedence.</p> <p>3.2 The existing road on the neighbouring municipal property will be extended to gain access to the proposed development. Hence, the site forms part of the proposed development footprint. The site must therefore be included in the assessment and the property details must be included in the description and the relevant sections of the application form and BAR.</p> <p>3.3 In addition, the municipality must complete a copy of the landowner's consent form and a copy of the municipal consent that grants permission to use the access on their property must be included in the BAR.</p> <p>3.4 In terms of the EIA Regulations and NEMA, the investigation of alternatives is mandatory. All alternatives identified must therefore be investigated to determine if they are feasible and reasonable. Every EIA process must therefore identify and investigate alternatives, with feasible and reasonable alternatives to be comparatively assessed. If, however, after having identified and investigated alternatives, no feasible and reasonable alternatives were found, no comparative assessment of alternatives, beyond the comparative assessment of the preferred alternative and the option of not proceeding, is required during the assessment. What would, however, be required in this instance is proof of the investigation undertaken and motivation indicating that no reasonable or feasible alternatives other than the preferred option and the no-go option exist must be provided to the Department. It is noted and acknowledged that the access to the site informed the placement of the proposed development, but it is not evident that the selected site is the best practicable option for development from a biophysical impact perspective. This aspect must be addressed.</p>	<p>The details have been amended and added in the BAR.</p> <p>The landowner consent form is attached in the Final BAR.</p> <p>The alternatives were identified and investigated as part of the assessment process. The alternatives included three access road alignments (Alternative 1, 2, and 3), with each assessed for feasibility, environmental impact, and regulatory compliance. The preferred alternative (Alternative 3) was selected following input from the local municipality, Department of Infrastructure, and specialist assessments. This route is the only access option supported by the road authority and both the botanical and freshwater specialists, and it avoids traversing sensitive cultural or ecological features such as a graveyard or areas of high ecological sensitivity.</p> <p>With regard to the placement of the dwelling, it is acknowledged that access constraints informed the location. However, this site was also confirmed to be the least environmentally sensitive area on the property, as verified by the botanical specialist. While the broader site is mapped as having high and very high botanical sensitivity, the proposed footprint is located within a medium sensitivity area a previously disturbed former quarry site. This location therefore represents the best practicable</p>	
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	<p>3.5 It is motivated that only a small portion of the site will be developed and that the remainder of the site will be conserved. Has CapeNature been consulted in this regard or how will this be implemented and ensured?</p> <p>3.6 Since the proposed development is located in proximity to a watercourse, confirmation is required from the Breede-Gouritz Catchment Management Agency (“BGCMA”) whether the proposed development will require a Water Use Licence Application (“WULA”) or a General Authorisation in terms of the National Water Act, 1998 (Act No. 36 of 1998) (“NWA”). If a WULA is required, proof of submission of the application to the BGCMA and a copy of the WULA Information must be included in the BAR.</p> <p>3.7 Written confirmation must be obtained from the municipality that they will service the conservancy tank. Alternatively, written confirmation must be obtained from a registered service provider that they have available capacity to regularly empty the conservancy tank.</p> <p>3.8 The Site Development Plan (“SDP”) of the preferred alternative must include all the components of the proposed development, including any buffer / no-go areas that will be incorporated, as recommended by any specialist findings. The SDP does not conform to these requirements. The updated SDP must also be included the EMPr, as per regulatory requirements.</p>	<p>environmental option (BPEO) for siting the dwelling, minimizing the need for vegetation clearance and slope modification.</p> <p>It is confirmed that only a small portion of the site (approximately 800 m² out of 2400 m²) will be developed, specifically within a previously disturbed quarry area. The remainder of the site, which includes areas of high ecological sensitivity, will be left undisturbed and conserved.</p> <p>CapeNature has been consulted as part of the commenting authority process and have indicated that the reminder of the properties qualifies to be secured as under Cape Nature Stewardship Programme as a Nature Reserve.</p> <p>The proposed single residential dwelling is situated more than 32 metres away from any delineated watercourse or wetland located near or adjacent to the property. However, an access road will pass within a few metres of parts of the hillslope seep wetland that occurs on the municipality land between the site and the R44 road. All of the proposed development-related activities that would potentially generate negative impacts were found to be associated with a LOW-risk class. Therefore, the proposed development qualifies for a General Authorisation, according to freshwater specialist.</p> <p>Attached under Appendix I</p> <p>Updated SDP attached under Appendix B – this is also in line with the approved Municipal servitude.</p>	
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	<p>3.9 The EMPr must also be amended to include the frequency at which Environmental Compliance Checklists/Reports compiled by the Environmental Control Officer will be submitted to this Department. Be advised that the recommended frequency will be included as a condition of the Environmental Authorisation should the proposed development be approved.</p> <p>3.10 Comment from, but not limited to the following Organs of Statement must be obtained:</p> <p>3.10.1 Department of Agriculture, 3.10.2 BGCMA, 3.10.3 CapeNature, and 3.10.4 Overstrand Municipality.</p> <p>3.11 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 (other than the Environmental Assessment Practitioner and Environmental Control Officer) 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>4. Kindly quote the abovementioned reference number in any future correspondence in respect of the application.</p> <p>5. Please note that the proposed development may not commence prior to an Environmental Authorisation being granted by the Competent Authority.</p> <p>6. The Department reserves the right to revise its comments and request further information from you based on any new or revised information received.</p>	<p>Included in the EMP and conditions of authorisation.</p> <p>DOA – Request – pending BOCMA – Received CN – received OM – received</p>	
Additional PPP 2 – Out of Process			
Rulien Volschenk (ODM)	<p>Email dated 27 June 2025</p> <p>RE: PROPOSED DEVELOPMENT OF A SINGLE RESIDENTIAL DWELLING AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF PORTION 125, 126 OF THE FARM NO. 559 AND RE/ 562, CALEDON.</p>		

	<p>The Environmental Management Services Department of the Overberg District Municipality values the opportunity to provide input of the pre-application draft Basic Assessment Report for the proposed establishment of a single residential dwelling and associated access.</p> <p>It is unclear whether the Photograph Report (Appendix C) pertains solely to the area mapped for the access road or also includes the site intended for residential development. Kindly ensure that the Appendix C of the BAR application complies with the minimum requirements outlined in the BAR application guideline.</p> <p><i>“Colour photographs of the site shows that the overall condition of the site and its surroundings (taken on the site and taken from the site) with a description of each photograph. The vantage points from which the photographs were taken must be indicated on the site plan, or locality plan as possible. If available, please also provide a recent aerial photograph. Photographs must be attached to this BAR as Appendix C. The aerial photograph(s) should be supplemented with additional photographs of relevant features on the site. Date of photographs must be included. Please note that the above requirements must be duplicated for all alternative sites”.</i></p> <p>Based on the Western Cape Biodiversity Spatial Plan of 2023 the proposed development area falls within the CBA, Protected Area and critically endangered ecosystems, namely Kolgeberg Sandstone Fynbos and Hangklip Sand Fynbos. With reference to the Overberg District Municipality’s Spatial Development Framework of 2022, CBA’s are classified as Core 1 under the Spatial Planning Categories.</p> <p><i>Core 1: Critically Biodiversity Areas 1 (CBA and protected areas, these include habitats classified as highly irreplaceable, critically endangered, or endangered terrestrial (land), aquatic (rivers, wetlands, and estuaries, etc) and marine habitats. It also includes essential biological corridors vital to sustain their functionality. These areas must be regarded as “no-go” for development and must be kept in a natural state, with a management plan focused on maintaining or improving the state of biodiversity. There should be no further loss of natural habitat and degraded areas should be rehabilitated.</i></p>	<p>Noted. The Photograph Report has been amended as per the requirements.</p> <p>The proposed single residential dwelling will be located within a previously disturbed quarry site that was mapped as having medium sensitivity. According to the botanical specialist assessment, no plant species of conservation concern were identified within this area. As such, the development is expected to result in minimal ecological impacts within the Critical Biodiversity Area (CBA).</p> <p>With regard to access, the road will be developed in the form of a low-impact, informal gravel jeep track, specifically designed to minimise vegetation clearance and disturbance within the surrounding Kolgeberg Sandstone Fynbos and Hangklip Sand Fynbos ecosystems. These measures are intended to ensure that the development remains compatible with the conservation objectives of the area and aligned with the mitigation hierarchy.</p>	
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	<p>With regard to the access road, it is acknowledged that the preferred layout was informed by input from the property owner (Overstrand Municipality) and the Roads Division of the Western Cape Department of Infrastructure. It is anticipated that the selected alignment may impact a Hillslope wetland. This Department concurs with the impacts identified in the Aquatic Biodiversity Assessment concerning the wetland system and supports the proposed mitigation measures.</p> <p>The ODM reserves the right to revise its comments and request further information based on any information that may be received</p>	Noted.	
<p>Vhengani Ligudu (BOCMA)</p>	<p>Email dated 27 June 2025</p> <p>RE: PROPOSED DEVELOPMENT OF A SINGLE RESIDENTIAL DWELLING AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF PORTION 125, 126 OF FARM NO. 559 AND RE/562, CALEDON DIVISION.</p> <p>With reference to the above-mentioned document received by this office on the 30/05/2025, requesting comments.</p> <p>The Breede-Olifants Catchment Management Agency (BOCMA) has no objections on the proposed application subject to the following comments:</p> <ol style="list-style-type: none"> 1. All relevant sections and regulations of the National Water Act, 1998 (Act 36 of 1998) regarding water use must be adhered. 2. This office assessed the application and noted that the property is within a Regulated Area (the Channelled valley bottom wetland and hillslope seeps). The Regulated Area is defined under section 21 (c) and (i) of the National Water Act (Act 36 of 1998) as: <ol style="list-style-type: none"> a. The outer edge of the 1 in 100-year flood line and/or delineated riparian habitat, whichever is the greatest distance, measured from the middle of the watercourse of a river, spring, natural channel, lake or dam; b. In the absence of a determined 1 in 100-year flood line or riparian area the area within 100m from the 		

	<p>edge of a watercourse where the edge of the watercourse is the first identifiable annual bank fill flood bench; or</p> <p>c. A 500m radius from the delineated boundary (extent) of any wetland or pan.</p> <p>3. The following water uses in terms of Section 21 of the National Water Act, 1998 (Act 36 of 1998) may be applicable <i>Section 21 (c) – impeding or diverting the flow of water in a watercourse</i> <i>Section 21 (i) – altering the bed, banks, course or characteristics of a watercourse</i></p> <p>4. It is noted from the Risk Assessment Matrix that the proposed dwelling is rated a Low Risk. Kindly proceed to submit the authorisation application on the e-WULAAS system, if this has not already been done.</p> <p>5. Kindly note that the use of surface/groundwater and/or storage of water is not permitted, unless the applicant has formally obtained a license in terms of Section 41 of the National Water Act (Act 36 of 1998). And/or formal authorization in terms of General Authorizations issued under Section 39 (Government Notice 538 dated 02 September 2016), and/or if it is authorized under Schedule 1 of the National Water Act, 1998 (Act 36 of 1998).</p> <p>6. No pollution of surface water or groundwater may occur due to any activity in the property.</p> <p>Water for domestic use</p> <ul style="list-style-type: none"> Water provided for domestic use must comply with the SANS 241:2015 guidelines for drinking water. <p>Disposal of sewage</p> <ul style="list-style-type: none"> The disposal of sewage must at all times comply with the requirements of Sections 22 and 40 of the National Water Act of 1998, (Act 36 of 1998). <p>This office reserves the right to revise initial comments and request further information based on any additional information that may be received.</p>	<p>Noted.</p> <p>Noted – General Authorisation is in process</p> <p>The applicant will be using the property for their own personal use and therefore it falls within the Ambit of a Schedule 1 water use.</p>	
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	<p>The onus remains with the registered property owner to confirm adherence to any other relevant legislation that any activities might trigger and/or need authorization.</p> <p>Please do not hesitate to contact the above official should there be any queries.</p> <p>Yours faithfully</p>		
<p>Rhett Smart (Cape Nature)</p>	<p>Email dated 09 July 2025</p> <p>Draft Basic Assessment Report for the Proposed Dwelling on Portion 126 of the Farm Hangklip 559 and Access Road over Remainder of Farm 562, Kleinmond</p> <p>CapeNature would like to thank you for the opportunity to comment on the application and would like to make the following comments. CapeNature did not support the first version of the Basic Assessment Report (BAR) due to insufficient information as there were no specialist studies nor site sensitivity verification undertaken for the highly ecologically sensitive location.</p> <p>Screening Tool and Site Sensitivity Verification Report</p> <p>The results from the screening tool indicate very high sensitivity for terrestrial biodiversity and aquatic biodiversity and high sensitivity for animal species and plant species. The site sensitivity verification report indicates that the plant species and terrestrial biodiversity themes are addressed in a botanical assessment and the aquatic biodiversity in an aquatic biodiversity assessment.</p> <p>For the animal species theme there are 5 species flagged as high sensitivity and 5 species as medium sensitivity each of which is briefly discussed based on literature. The source of information used by the environmental assessment practitioner should be referenced. It is motivated that the location of the dwelling within a historical quarry has resulted in disturbed habitat and therefore the sensitivity as faunal habitat is less than the remainder of the property. A mitigation measures is included for the bird species for a pre-construction scan for the presence of the species, in particular nests. We wish to query who</p>	<p>This section of the BAR has been amended.</p> <p>The Faunal specialist - Jan Venter will conduct a pre-construction site scan</p>	

	<p>will undertake the scan as it will require relevant expertise and what the proposed actions are if the presence is confirmed.</p> <p>Botanical Assessment</p> <p>The botanical assessment agrees with the National Vegetation Map whereby Kogelberg Sandstone Fynbos occurs across the site with Hangklip Sand Fynbos encroaching in the south-east. The vegetation is in a pristine condition which concurs with the mapping as Critical Biodiversity Area 1 (CBA). There are however two small disturbance footprints consisting of historical quarries which have undergone a level of rehabilitation over the past 10-15 years. The quarries contain similar but fewer species to the surrounding area. A total of 11 plant species of conservation concern (SCCs) were recorded, but none of these were recorded within the old quarries. An extensive list of other species encountered is also provided. We wish to note that according to the online SANBI Red List, <i>Spatalla longifolia</i> is listed as endangered (recorded as near threatened) and <i>Spatalla racemosa</i> is listed as near threatened (not included as an SCC).</p> <p>The sensitivity mapping is based on the findings regarding the vegetation condition and composition and the presence of SCCs. The two quarry footprints are mapped as medium sensitivity, the sections of Hangklip Sand Fynbos and wetland habitat are mapped as very high sensitivity with the remainder mapped as high sensitivity. The site ecological importance (SEI) in terms of the Species Environmental Assessment Guideline was not calculated, however the outcomes are likely to be the same or similar with regards to sensitivity mapping.</p> <p>The recommendation was that the footprint of the dwelling must be located within one of the two disturbance footprints. A recommended access route to the quarries was also provided. An impact rating is not provided for the proposed dwelling; however the recommended access route would have a medium negative impact. Other alignments for the access route will traverse more sensitive areas and is likely to have a high negative impact. A prescribed burn prior to commencement is recommended as a mitigation.</p> <p>A more detailed investigation was subsequently undertaken of the access road alignment. Confirmation was provided from the roads</p>	<p>Noted</p> <p>Noted</p> <p>This is included as a condition of authorisation.</p> <p>Noted</p>	
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	<p>authorities that the only feasible/acceptable turn-off from the R44 is directly opposite the turn-off to the wastewater treatment works. Using this as a baseline, a relatively direct route was identified to the proposed footprint which will impact on the fewest SCCs and will have the least impact on terrestrial biodiversity. The impact for the revised access road alternative is however also rated as medium negative impact.</p> <p>An impact of medium significance or higher is within the thresholds requiring a biodiversity offset, however only after following the mitigation hierarchy of avoid, minimize, mitigate/rehabilitate and only then if the impact significance is still of medium significance or higher, a biodiversity offset should be investigated. The access road will traverse the adjacent property on Remainder of Farm 562.</p> <p>Aquatic Biodiversity Assessment</p> <p>The aquatic biodiversity assessment was undertaken after the identification of the preferred access road in the botanical assessment. Ground-truthing was undertaken for delineation of the watercourses on site, however only for the watercourses within the vicinity of the proposed dwelling and access road. The two watercourses are located on Remainder of Farm 562.</p> <p>The proposed alignment of the road is located within a seep wetland as mapped in the National Wetland Map. We note the property referred to is 125/559 however the watercourses are on Remainder of Farm 562, as 125/559 is to the west of 126/559. The ground-truthing confirmed the presence of the mapped wetland features, however the extent of the delineated seep wetland was less. The wetland delineation map indicates that the wetland is restricted to the start of the access road adjacent to the R44 but extends further on each side of the road.</p> <p>We wish to refer to the BAR application for the cemetery drain on Remainder of Farm 562. The cemetery is located to the north of the proposed access road and there is a channelled valley bottom wetland between the access road and the cemetery. The wetland delineation for this aquatic biodiversity assessment is similar to the cemetery drain</p>	<p>Noted. The applicant is willing to secure the remainder of both properties to conservation designation. As a condition of authorisation, the applicant must liaise with Cape Nature to ensure the long-term conservation and management of the remainder of the properties.</p> <p>Noted. A biodiversity offset is not required. As a condition of authorisation, the applicant must liaise with Cape Nature to ensure the long-term conservation and management of the remainder of the properties.</p> <p>The cemetery is not an access option since the municipality will not grant access via this route. Alternative 3 (via WWTW turnoff) is the preferred option.</p>	
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	<p>application, taking into account the differing project area of influence. No wetlands are mapped within the proposed dwelling footprint.</p> <p>The present ecological state (PES) was assessed with E (severely modified) for hydrology, B (largely natural) for geomorphology and C (moderately modified) for vegetation, with an overall category of D (largely modified). The reason for the low score for hydrology is the impact of the R44 which has impeded flow. The motivation for the vegetation is that it takes into account the modification of part of the wetland by the road and therefore varies from the description of the pristine condition of the vegetation on site in the botanical assessment.</p> <p>The ecological importance and sensitivity (EIS) is calculated using a table with the overall result of moderate EIS. Some of the ratings are queried including presence of Red Data species for which the botanical assessment confirmed the presence of multiple SCCs and undertook a detailed site survey of the alignment, and the confidence should therefore be 5/5 instead of 2/5. The protection status of the wetland is also queried (refer to discussion regarding Rem 562 below). The PES and EIS is also calculated for the channelled valley bottom wetland, however it will not be directly impacted by the proposed development. We do however wish to note the cemetery drain with regards to existing impacts on hydrology.</p> <p>Several impacts are identified for the construction phase which are rated as low or very low significance prior to mitigation, but can all be reduced to low significance after mitigation. For the operational phase the impacts on alteration of flow regime and water quality impairment are rated as medium negative prior to mitigation with the other low negative, while all can be reduced to very low negative with mitigation. The impact ratings are below the thresholds requiring a wetland offset or biodiversity offset. We do however wish to contrast the impact ratings of the aquatic biodiversity assessment and the botanical assessment considering the description of the pristine condition of the site as described in the botanical assessment. We do however support the proposed mitigation measures in the aquatic biodiversity assessment which should be considered essential mitigation.</p> <p>An alternative alignment is investigated which accesses the proposed dwelling from the cemetery. There is an existing access road to the</p>	<p>Noted.</p>	
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	<p>cemetery after which the alignment skirts the perimeter of the cemetery and then loops above the channelled valley bottom wetland to access the disturbance footprint. The alternative alignment is recommended as preferred as it only crosses two non-perennial drainage lines above the channelled valley bottom wetland and the impact ratings are accordingly lower than for the project preferred alternative.</p> <p>Remainder of Farm 562</p> <p>The Remainder of Farm 562 is owned by the Overstrand Municipality and according to the CapeNature spatial data for local authority nature reserves and from personal communication with the Overstrand Municipality Environmental Management section forms part of the Kleinmond Local Authority Nature Reserve managed by the municipality. For this reason, the property is mapped as Protected Area on the Western Cape Biodiversity Spatial Plan (BSP). However, the property is not included as part of the nature reserve on the Department of Forestry, Fisheries and the Environment (DFFE) Protected Areas Register. The property also forms part of the core of the Kogelberg Biosphere Reserve. Only statutory protected areas are permitted to be part of the core zone of a biosphere reserve.</p> <p>Based on the available information there is a high likelihood that the proposed access road traverses a protected area, although further confirmation is required regarding the exact status. In accordance with the BSP, any developments within a NEM:PAA protected area must be compliant with the protected area management plan (PAMP) for the protected area.</p> <p>There are three NEMA listed activities applied for in the application, which apply to both the proposed dwelling and access road. According to Section 24C of NEMA which relates to the procedure for identifying the competent authority, subsection 2 states: “(2) The Minister must be identified as the competent authority in terms of subsection (1), unless otherwise agreed to in terms of section 24C (3), if the activity- (a) has implications for international environmental commitments or relations, and where- (i) it is identified by the Minister by notice in the Gazette; or</p>	<p>This alternative was scoped out since the Overstrand Municipality retracted permission to access the applicants site from this point.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>	
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	<p>(ii) it is an activity that takes place in an area protected by means of an international environmental instrument, other than-</p> <ul style="list-style-type: none"> (aa) a conservancy; (bb) a protected natural environment; (cc) a proclaimed private nature reserve; (dd) a natural heritage site; (ee) the buffer zone or transitional area of a biosphere reserve; or (ff) the buffer zone or transitional area of a world heritage site;” <p>In this regard, biosphere reserves are designated by UNESCO and therefore constitutes an international environmental commitment and can be considered an international environmental instrument. As stated, the buffer and transitional zone are excluded from this clause but not the core zone. It is therefore our interpretation that the access road will require environmental authorisation from DFFE and will need to be applied for in a separate application to the dwelling, unless the access road does not traverse Remainder of Farm 562 as per the initial recommendation in the botanical assessment. In this regard, the cemetery drain required environmental authorisation from DFFE.</p> <p>Project Proposal</p> <p>Three alternative layouts are presented in the BAR, namely: the initial alternative recommended in the botanical assessment; the current preferred alternative which was recommended in the botanical addendum after it was confirmed that only one turn-off location from the R44 is acceptable; and the initial proposal in the previous draft of the BAR with the dwelling located outside of the mining footprints and with the access from the cemetery.</p> <p>We wish to note that none of the layout plans provided are based on detailed surveyed plans but are only based on low resolution mapping of the constraints indicated in the specialist studies. We recommend that municipal approvals, including building plans, should be undertaken concurrently whereby detailed plans for the development proposal will be available including co-ordinates. Shape files or kmz files should be provided as part of the application. The text however states that the dwelling will be 800 m² and the access road will be 860 m in length and will be a jeep track/tweespoor.</p>	<p>Given the limited extent of the development, the relatively low impacts identified, the applicant’s commitment to the conservation of the remainder of the properties, and the fact that two rounds of public participation have been conducted, we request that the competent authority remains with DEADP.</p> <p>The platform proposed for the residential dwelling is 800m², a surveyed site plan is not available at this stage.</p>	
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	<p>With regards to services, potable water will be supplied through rainwater harvesting tanks and groundwater. The proposed water use is Schedule 1 and therefore does not require authorisation. However, the proposed or existing borehole should be indicated along with the connecting pipelines and any other infrastructure to determine if these require authorisation. A sealed conservancy tank will be used for sewage provision and will be located more than 100 m from the wetlands and there an agreement has been reached with a service provider regarding servicing of the tank. Electricity will be supplied by solar photovoltaic panels.</p> <p>The description of the alternatives indicates three alternatives, however there are in fact four alternatives, as the suggestion by the aquatic ecologist for access through the cemetery was for the dwelling location within the quarry footprint whereas the initial proposal was for a different dwelling location. It is further described that access from a servitude to the south-west from 124/559 was considered, however this option is more ecologically sensitive due to the numerous wetlands traversed. Nonetheless it is evident that the only access road alternative which is considered feasible is the current preferred alternative due to non-biodiversity concerns, namely access through the cemetery and road safety concerns due to unsafe access from the R44.</p> <p>As stated above, the impact associated with the access road as rated in the botanical assessment is of medium significance and therefore requires investigation of a biodiversity offset. However, we recommend that the mitigation hierarchy needs further investigation. The detailed designs for the access road can allow for measures which could reduce the impact significance and would include design measures to reduce the impact on wetlands and water flow.</p> <p>Regardless of the need for a biodiversity offset, CapeNature recommends that the applicant should investigate formal conservation of the remainder of the property. Based on the available information, the applicant also owns 125/559 and we would support the consolidation of the two properties as based on the desktop</p>	<p>With regards to services, potable water for the proposed single residential dwelling will be supplied exclusively through rainwater harvesting using storage tanks. As a result, the applicant will no longer drill a borehole on the property. The use of rainwater for domestic purposes falls under Schedule 1 of the National Water Act and does not require authorisation.</p> <p>Given the unavoidable constraints regarding the cemetery and line of sight, alternative access routes to the quarry are very limited. The botanist did assess the possibility of an access route running parallel to Clarence Drive, however he discarded this alternative as the site was botanically sensitive and contained numerous seeps along the path – it was scope out and not assessed further.</p> <p>Mitigation hierarchy has been reapplied, the botanical impacts of the proposed activity (under Alternative 3) have been assessed as low-medium after mitigation and therefore the biodiversity offset is not required. However, the applicant is willing to conserve the remainder of the site under Cape Nature Stewardship Programme. Therefore, the applicant must liaise with Cape Nature in ensuring the management of the remainder of the properties for conservation purposes.</p> <p>As above.</p>	
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	<p>information, there are few/no opportunities for development on 125/559 as it mostly consists of pristine fynbos on steep mountain slopes. Should there be a need for an additional dwelling it would be preferable to be located adjacent to the current proposed dwelling where there is an existing access road and disturbance footprint.</p> <p>The Overstrand Municipality Environmental Management Overlay Zones (EMOZ) Regulations also need to be adhered to, with this property located within the Protected Area Buffer EMOZ and Coastal Protection Zone EMOZ.</p> <p>Conclusion In conclusion, CapeNature recommends that:</p> <ul style="list-style-type: none"> • DFFE must be consulted regarding authorisation for the access road traversing Remainder of Farm 562 and the application/s should be amended accordingly. • Further investigation of the mitigation hierarchy must be undertaken for the access road, and if still required, a biodiversity offset must be implemented. • Detailed layout plans should be provided with co-ordinates or survey diagrams and should include the borehole and connecting pipeline. • CapeNature can be consulted regarding options for formal conservation of the property. • The Environmental Management Programme Report should include all mitigation measures recommended in the specialist studies and site sensitivity verification report. <p>CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.</p> <p>Regards</p>	<p>Noted. The site is confirmed to be located within the CPZ and Protected Area Buffer.</p>	
<p>Ntangenedzeni Mabasa (DEADP)</p>	<p>Email dated 11 July 2025</p> <p>COMMENT ON THE REVISED DRAFT BASIC ASSESSMENT REPORT (“BAR”) IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT (“NEMA”), 1998 (ACT NO. 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT (“EIA”) REGULATIONS, 2014</p>		

	<p>(AS AMENDED) FOR THE PROPOSED DEVELOPMENT OF A SINGLE RESIDENTIAL DWELLING AND ASSOCIATED INFRASTRUCTURE ON PORTION OF PORTIONS 125 AND 126 OF FARM NO. 559 AND REMAINDER OF FARM NO. 562, PRINGLE BAY.</p> <p>1. The electronic copy of the draft BAR, as received by this Department on 29 May 2025, and the Department’s acknowledgement thereof issued on 6 June 2025, refer.</p> <p>2. Following the review of the information submitted to this Department, the following is noted:</p> <p>2.1 The clearance of indigenous vegetation to develop a single residential dwelling and associated infrastructure of approximately 800m² on Portions 125 and 126 of Farm No. 559, and Remainder of Farm No. 562, Pringle Bay.</p> <p>2.2 Access to the proposed dwelling will be via a new jeep track / twee spoor style road. The proposed access road will be from the R44, directly opposite the Wastewater Treatment Works turn-off, and will traverse municipal land (Remainder of Farm 562) via a to-be-registered servitude to reach the residential site on Portion 126. It will be approximately 860m in length and approximately 3m wide.</p> <p>2.3 A conservancy tank will be used for sewage treatment, which will be serviced by the municipality.</p> <p>2.4 Rainwater will be harvested for domestic use and electricity supply will be provided via solar power.</p> <p>2.5 There is a wetland on site. The proposed house will be located more than 32 m from the wetland, but the access road will be aligned in close proximity thereto.</p> <p>2.6 The site contains Kogelberg Sandstone Fynbos vegetation, which is classified as a critically endangered vegetation type with species of Conservation Concern (“SCC”) identified on the site.</p> <p>2.7 The site is zoned Agriculture Zone 1 and is located outside the urban area of Caledon.</p> <p>3. This Directorate’s comments are as follows:</p>		
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	<p>3.1 The applicant declaration is dated 2023, which is not in accordance with the requirements. It is important to note that by signing this declaration, the applicant is confirming that they are aware and have taken cognisance of the contents of the report submitted. Furthermore, through signing this declaration, the applicant is making a commitment that they are both willing and able to implement the necessary mitigation, management and monitoring measures recommended within the report with respect to this application. An updated applicant declaration must be provided with any future submissions.</p> <p>3.2 Activity 14 of Listing Notice 3 is triggered by the proposed development and must be included and addressed in the list of activities being applied for. In addition, if Activity 15 of Listing Notice 3 is applicable, it must be also included and addressed in the list of activities being applied for.</p> <p>3.3 Based on the information provided, the proposed jeep track will be aligned in proximity to the delineated wetland but will not encroach into it. It is however indicated that Activity 19 of Listing Notice 1 will be triggered since <i>“there may be instances where material will need to be placed along the jeep track length to allow for access, particularly during wet periods”</i> No further information is provided. This must be explained. This aspect was also not assessed and addressed as part of the project details and specialist assessments.</p> <p>3.4 It is specified that the new jeep track will provide access to both Portion 126 and Portion 125. Please clarify whether the access to Portion 125 is included in the scope of this project since it was not included in the Site Development Plan for the preferred alternative or adequately assessed and addressed.</p> <p>3.5 The Botanical Assessment (“BA”) dated 21 August 2023 identified the most suitable areas for development from the botanical impact perspective. It did not assess or address the potential impacts associated with the proposed development and whether the identified impacts can be avoided or effectively mitigated to an acceptable level. The BA also includes the following statement: <i>“The exact meaning of the No Go alternative in this case is not known, but presumably it would</i></p>	<p>This section has been updated, as per the requirement</p> <p>LN 3, Activity 14 has been added to the BAR and Application form. Activity 15 is NOT applicable since the site is zoned as Agriculture Zone 1.</p> <p>Noted.</p> <p>Alternative 3 option is the establishment of the road from R44 opposite the turnoff road to the WWTW. This road will be 850m long and 3m wide providing access for both Portion 125 and 126 as indicated in the SDP.</p> <p>The botanical impacts associated with the proposed development onsite is assessed as lo-medium after mitigation has been applied, therefore, a biodiversity Offset is not applicable. Therefore, it is suggested that the applicant must liaise with Cape Nature in ensuring the management of the reminder of the properties for conservation purposes.</p>	
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	<p><i>be permission for just one building and no subdivision, but as the location or size of any such dwelling has not been provided it cannot be accurately assessed". It must therefore be updated to include an assessment of the proposed development and identify the required mitigation measures to address any associated potential botanical impacts.</i></p> <p>Similarly, the addendum to the BA dated 23 October 2023 confirms the following: <i>"This route is acceptable from a botanical perspective and would have no more than a Medium negative botanical impact, and is currently the preferred road access route to the proposed house site."</i> No mitigation is recommended. Hence, if this is the residual impact that cannot be mitigated, a conservation set aside or even a biodiversity offset may be required to address the medium negative impact. This aspect must be confirmed and addressed as part of the basic assessment process.</p> <p>3.6 CapeNature must confirm whether their previous comment has been adequately addressed. This is with specific reference to the specialist findings and the response and recommendation provided to address the potential faunal impact.</p> <p>3.7 It is indicated that a General Authorisation in terms of the National Water Act, 1998 (Act No. 36 of 1998) will be applied for as recommended by the freshwater specialist findings. Breede-Olifants Catchment Management Agency ("BOCMA") must confirm whether a General Authorisation or Water Use Licence is applicable. In addition, proof of submission of the application to the BOCMA and a copy of the application information must be included in the BAR.</p> <p>3.8 Section 38(1)(a)(iii) of the National Heritage Resources Act, 1999 (Act No. 25 of 1999) ("NHRA") may be applicable to the proposed development. A comment must be obtained from Heritage Western Cape in this regard.</p>	<p>Cape Nature comment attached and above.</p> <p>Risk Matrix conducted as per NWA confirmed Low Impact and the GA is in process.</p> <p>Comment from Heritage Western Cape is not applicable for the reasons below as per the NHRA:</p> <p>The development proposed is not large scale, mitigation measures can be implemented for the construction phase in the unlikely event that finds are uncovered. Based on the scope of the development, it does not trigger the requirements set out under the National Heritage Resources Act (NHRA), which are described as below.</p>	
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	<p>3.9 The conservancy tank will be serviced by a private contractor (Boland Toilet Services) to ensure compliance with environmental and health standards. Written confirmation must be provided that the registered service provider has the capacity to regularly service the conservancy tank.</p> <p>3.10 It is noted that the landowner consent form will be submitted with the Final BAR. Since a component of the proposed development will be on land not owned by the proponent, a copy of the landowner consent</p>	<p>Section 38 of the Act states as follows: 38. (1) Subject to the provisions of subsections (7), (8) and (9), any person who intends to undertake a development categorised as-</p> <p><i>(a) the construction of a road, wall, powerline, pipeline, canal or other similar form of linear development or barrier exceeding 300m in length;</i> <i>(b) the construction of a bridge or similar structure exceeding 50m in length;</i> <i>(c) any development or other activity which will change the character of a site-</i> <i>(i) exceeding 5 000 m² in extent; or</i> <i>(ii) involving three or more existing erven or subdivisions thereof; or</i> <i>(iii) involving three or more erven or divisions thereof which have been consolidated within the past five years; or</i> <i>(iv) the costs of which will exceed a sum set in terms of regulations by SAHRA or a provincial heritage resources authority;</i> <i>(d) the re-zoning of a site exceeding 10 000 m² in extent; or</i> <i>(e) any other category of development provided for in regulations by SAHRA or a provincial heritage resources authority, must at the very earliest stages of initiating such a development, notify the responsible heritage resources authority and furnish it with details regarding the location, nature and extent of the proposed development.</i></p> <p>Confirmation of services is attached as per the Boland Toilet Hire letter and contract information.</p> <p>A landowner form is attached.</p>	
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	<p>must be included with the submission of the application form and not with the submission of the Final BAR.</p> <p>3.11 Comment from, but not limited to the following Organs of Statement must be obtained:</p> <p>3.11.1 BOCMA</p> <p>3.11.2 CapeNature</p> <p>3.11.3 Overstrand Municipality</p> <p>3.11.4 Overberg District Municipality</p> <p>3.11.5 Department of Infrastructure</p> <p>3.12 A comprehensive Comments and Response Report that includes all the comments received and the responses thereto must be included in the BAR. In addition, please ensure that copies of all the comments received are attached to the BAR.</p> <p>3.13 The Public Participation Process (“PPP”) must comply with the requirements of Regulation 41 of the EIA Regulations 2014, and proof of compliance with all the steps undertaken must be included in the BAR.</p> <p>3.14 Please ensure the Basic Assessment Report and EMPr contain all information requirements outlined in Appendices 1 and 4 respectively of EIA Regulations, 2014 (as amended). Omission of any required information may result in the application for Environmental Authorisation being refused.</p> <p>4. Kindly quote the abovementioned reference number in any future correspondence in respect of the application.</p> <p>5. Please note that the proposed development may not commence prior to an Environmental Authorisation being granted by the Competent Authority.</p>	<p>Noted.</p> <p>Noted.</p>	
<p>Brandon Layman (DOA)</p>	<p>Email dated 17 September 2025</p> <p>BASIC ASSESSMENT REPORT</p>	<p>Noted. No actions required.</p>	<p>17/09/25</p>

	<p>PROPOSED DEVELOPMENT IF A SINGLE RESIDENTIAL DWELLING AND ASSOCIATED INFRASTRUCTURE: DIVISION CALEDON</p> <p>Your application of 30 May 2025 has reference.</p> <p>From an agricultural perspective, the Western Cape Department of Agriculture has no objection to the proposed application.</p> <p>Please note:</p> <ul style="list-style-type: none"> • That this is comment to the relevant deciding authorities in terms of the Subdivision of Agricultural Land Act 70 of 1970. • Kindly note the above-mentioned reference number in any future correspondence in respect of the application. • The Department reserves the right to revise initial comments and requests further information based on the information received. 		
<p>Vannessa Stoffels</p>	<p>Email dated 18 September 2025</p> <p>Dear Lornay Environmental Consulting</p> <p>The message below refers to your application for the submission of a property environmental study for comment (Application No - 2025-09-0078) submitted to the Western Cape Government on 2025/08/25:</p> <p><u>Properties related to the application :</u></p> <ul style="list-style-type: none"> • Portion 126 of Farm HANGKLIP 559, CALEDON <p><u>Supporting documents submitted with the application :</u></p>	<p>Noted. No actions required.</p>	<p>18/09/25</p>

	<ul style="list-style-type: none"> • Power of Attorney Letter - (SKM_C450i25051911420.pdf) • Title Deed - (Hangklip Title Deeds .pdf) • Application Motivation - (Motivation letter.pdf) • Application Cover Letter - (email correspondence.pdf) <p>The matter is receiving attention, and further communication will be addressed to you as soon as circumstances permit.</p> <p>Best Regards, Western Cape Government.</p>		
Vanessa Stoffels	<p>Letter dated 24 October 2025</p> <p>REMAINDER OF FARM NO.562 AND PORTION 126 OF FARM HANGKLIP NO.559, CALEDON: APPLICATION FOR ACCESS</p> <ol style="list-style-type: none"> 1. Your e-mail to this Branch dated 26 August 2025. 2. The subject property is located west of Kleinmond and takes access off Trunk Road 27 Section 1. 3. This application is for new access off Trunk Road 27 Section 1, for a servitude right of way over Remainder of farm no.562 in favour of Portion 126 of farm Hangklip no.559. 4. In terms of Section 18 of the Road Ordinance, No.19 of 1976, this Branch approves access at ±17.28 RHS (“Right Hand Side”) opposite existing access to Kleinmond Wastewater Treatment Works subject to the following: <ol style="list-style-type: none"> 4.1. The detailed design drawings for access must be submitted to this Branch’s Design Directorate attention of Mr F Hunter (faiz.hunter@westerncape.gov.za, tel: 021 831 8751) for approval. 4.2. All costs associated with the construction of the access are for the account of the applicant; and 	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p>	24/10/25

	Before construction work takes place in the road reserve, the District Roads Engineer-Paarl (e-mail: drepaarl.technical@westerncape.gov.za) must authorise the work to be undertaken.	Noted.	
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REGISTER FOR INTERESTED AND AFFECTED PARTIES						
PROJECT: Portion 126 of 559 Caledon						
NAME:	ORGANISATION:	POSTAL ADDRESS:	TEL:	EMAIL:	COMMENT:	DATE & REF:
Vhengani Ligudu	Breede Olifants Catchment Management Agency (BOCMA)	Private Bag x3055, Worcester, 6849	023 346 8000	vligudu@bocma.co.za	<p>Email dated 09/06/2023</p> <p>RE: NOTICE OF PUBLIC PARTICIPATION FOR A BASIC ASSESSMENT PROCESS: PROPOSED RESIDENTIAL DWELLING ON PORTION 126 OF THE FARM 559, HANGKLIP, CALEDON RD.</p> <p>With reference to the above-mentioned document received by this office on the 09/05/2023, requesting comments.</p> <p>The Breede-Olifants Catchment Management Agency (BOCMA) has no objections on the proposed development subject to the following comments:</p> <ol style="list-style-type: none"> 1. All relevant sections and regulations of the National Water Act, 1998 (Act 36 of 1998) regarding water use must be adhered. 2. Please note that no additional use of surface/groundwater and/or storage of water is permitted, unless the applicant has formally obtained a license in terms of Section 41 of the National Water Act (Act 36 of 1998). And/or formal authorization in terms of General Authorizations issued under Section 39 (Government 	4/10/2/G40B/H ANGKLIP 559/126, CALEDON

					<p>Notice 538 dated 02 September 2016), and/or if it is authorized under Schedule 1 of the National Water Act, 1998 (Act 36 of 1998). And/or if it is defined and declared as an existing lawful water use in terms of Section 32 & 33 of the National Water Act ,1998 (Act 36 of 1998).</p> <p>3. No pollution of surface water or groundwater may occur due to any activity on the property.</p> <p>4. The minimising of waste must be promoted and alternative methods for waste management must be investigated.</p> <p>5. No storm water runoff from any premises containing waste, or water containing waste emanating from premises may be discharged into a water resource.</p> <p>6. Please note that any activity within the 1:100 year floodline or within 100 metres of a watercourse (river, spring, natural channel, a lake or dam) or within a 500 m radius from the delineated boundary (extent) of any wetland or pan triggers a water use activity in terms of Section 21 (c) & (i) of the National Water Act, 1998 (Act 36 of 1998). Water for domestic use</p> <ul style="list-style-type: none"> • • Water provided for domestic use must comply with the SANS 241:2015 guidelines for drinking water. <p>Disposal of sewage</p> <ul style="list-style-type: none"> • • The disposal of sewage must at all times comply with the requirements of Sections 22 and 40 of the National Water Act of 1998, (Act 36 of 1998). • • The conservancy tanks must be located out of the 1:100 year flood line of any water resource. • • When a conservancy tank is used for the disposal of sewerage, this office must be furnished with a signed copy of the contract between the contractor or the municipality which is appointed to pump the conservancy tank. • • The volume of sewage needs to be metered on a monthly basis and removal programme needs to be scheduled to ensure that the conservancy tank is pumped well within time before overflowing. Alternatively, floating devices should be installed 	
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					<p>within the tanks that initiate an alarm of 75% full capacity for collection and disposal.</p> <ul style="list-style-type: none"> • The size of the conservancy tank must be determined by both the frequency of removal of its contents to the local Wastewater Treatment Works and by the quantity of sewage anticipated from the above-mentioned project. <p>This office reserves the right to revise initial comments and request further information based on any additional information that may be received. The onus remains with the registered property owner to confirm adherence to any other relevant legislation that any activities might trigger and/or need authorization. Please do not hesitate to contact the above official should there be any queries. Yours faithfully</p>	
Tamzyn Zweig Overstrand Municipality	Overstrand Municipality	33 5 th Street, Kleinmond, 7195	028 271 8420	tzweig@overstrand.gov.za	<p>Email dated 09/06/2023</p> <p>Dear Lornay Consulting, Re: PPP Comments for Residential Development on Portion 126 of Farm 559 (DEA&DP Ref. No.: 16/3/3/6/7/1/E4/5/1495/22 Lornay Ref. No.: 126OF559BB)</p> <p>Thank you for the opportunity to comment on this application. The proposed development of an 800m² Residential Dwelling development footprint and an extension of the existing jeep track by 200m is relatively small-scale, the Overstrand Environmental Management Section (EMS) supports the application as per the information submitted and reserves the right to submit further comments as more information becomes available.</p> <p>1) Removal of Critically Endangered Vegetation:</p> <p>Prior to clearance, please contact the Kogelberg Biosphere Botanical Society Gardening Circle Group who have formed the “Fight For Fynbos” group, a search and rescue initiative for Species of Conservation Concern. Alternatively, there are local members of the Custodians of Rare and Endangered Wildflowers (CREW) group. Galia Manicom (Fight For Fynbos)</p>	-

					<p>email: galia.manicom@gmail.com cell: 082 963 3804 Magriet Brink (Kogelberg CREW) Email: magrietb@gmail.com Cell: 072 921 1757</p> <p>2) The Overstrand Environmental Management Overlay Zones: Protected Area Buffer & Coastal Protection Zone</p> <p>Please be aware that the Overstrand EMOZ regulations (2020) state: <i>Schedule A Prohibited Activities:</i></p> <ul style="list-style-type: none"> • <i>Development above the 120m geographical contour line.</i> <p>Should the proposed development be above this contour, a deviation from the EMOZ Regulations via the Overstrand Town Planning Department should be applied for.</p> <p>3) Access to proposed development via Overstrand Property (559/0)</p> <p>Please ensure the owners enter into a formal agreement with the Overstrand Engineering Department regarding maintenance of the access road within the Overstrand Property. It should be noted that the Hangklip-Kleinmond Administration of the Overstrand have very limited resources – especially with regard to earthmoving/road servicing machinery. For example, following the recent (end May, early June 2023) heavy rain and subsequent flood damages to infrastructure, the department’s focus was naturally on the restoration of access roads within the urban area due to the larger number of residents affected, while outlying areas tend to have to wait longer for these types of service delivery.</p>	
Rhett Smart	Cape Nature	16 17th Avenue, Voëlklip, Hermanus, 7200	087 087 8017	rsmart@capenature.co.za	<p>Email dated 09/06/2023</p> <p>Pre-Application Basic Assessment Report for the Proposed Dwelling on Portion 126 of the Farm Hangklip 559, Kleinmond</p> <p>CapeNature would like to thank you for the opportunity to comment on the application and would like to make the following</p>	

				<p>comments. Please note that our comments only pertain to the biodiversity related impacts and not to the overall desirability of the application.</p> <p>The subject property mainly consists of Critical Biodiversity Area 1 (CBA) across the entire extent according to the Western Cape Biodiversity Spatial Plan. The natural vegetation occurring on the site is Kogelberg Sandstone Fynbos, listed as critically endangered. According to the National Geo-spatial Information mapping there two non-perennial rivers in the north of the property which converge before exiting to the east. According to the National Wetland Mapping (NWM) for the 2018 National Biodiversity Assessment (NBA) there is a seep wetland in the east of the property adjacent to the non-perennial river. The property borders the Kleinmond Local Authority Nature Reserve.</p> <p>The development proposal consists of a single dwelling with an access road from the adjacent property. The screening tool results for the site are presented which indicate a very high sensitivity for terrestrial biodiversity and aquatic biodiversity and high sensitivity for plant species and animal species. The site sensitivity verification (SSV) report motivates that no specialist studies are required despite the results from the screening tool.</p> <p>In this regard:</p> <p>For terrestrial biodiversity, it is motivated that the development is small scale with large areas remaining for conservation. The site is however located within a CBA 1. In this regard, the specific guidelines for development within a CBA indicate: "Ideally, development should be avoided in these areas. If they cannot be avoided, it must be shown that the mitigation hierarchy has been applied if there is a proposal within a CBA" (Pool-Stanvliet et al, 2017). As mentioned Kogelberg Sandstone Fynbos is a critically endangered ecosystem. CapeNature does acknowledge primary rights of landowners however if the entire property is a CBA and essentially not suitable for development, the best practicable option must be selected in terms of scale, design and location of the primary rights. We therefore do not accept the motivation and recommend that a terrestrial biodiversity assessment is required to inform the application.</p> <ul style="list-style-type: none"> • For aquatic biodiversity it is motivated that the development is located more than 32 m from the watercourse. 	
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					<p>Freshwater ecological and hydropedological assessments were undertaken for the development to the east of the property which revealed that the extent of the wetland is much larger than the NWM mapping with subsurface water flow playing an important role. It is therefore likely/possible that the extent of the wetland which extends on to 126/559 differs from the NWM mapping. The road additionally traverses the non-perennial river. We therefore do not accept the motivation and recommend that an aquatic biodiversity assessment is required to inform the application, which must as a minimum include wetland delineation according to standard methodology.</p> <ul style="list-style-type: none"> • For plant species it is motivated that the site is in good condition except for the existing access road on the adjacent property. This is not a motivation for not undertaking a plant species assessment. Kogelberg Sandstone Fynbos is the most species rich ecosystem in South Africa with regards to plant species, and 162 potential species of conservation concern were flagged in the screening tool for this site. We therefore recommend that the plant species theme must also be assessed and can be combined in a specialist study with the terrestrial biodiversity assessment (or a separate study). • For animal species it is motivated that “the site is located within the built-up urban area of Vermont and Hermanus. Only very limited areas on the property will be developed, open space retained.” It is assumed that this is an error which refers to another project. The five faunal species which were flagged for high sensitivity are bird species and the scale of the development is unlikely to have a significant effect on any bird species. Further, there is highly unlikely any breeding habitat for these five species within the development footprint. An overview of the faunal species and potential impacts can however be included within the terrestrial biodiversity assessment. • The conclusion of the SSV report states “The Screening Tool Report, which was generated for the proposed activities on the subject property, identified a number of specialist 	
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				<p>assessments to be undertaken prior to development on site. However the area proposed for development is disturbed and located within the built up urban area.” The site is not within an urban area and is located within CBA consisting of good condition fynbos.</p> <p>An important consideration for the development is the fire risk, as it consists of a single dwelling surrounded by fynbos which is fire-prone and is dependent on fire for ecological function. There are numerous precedents in the surrounding area of damage to buildings as a result of vegetation fires. Protection of isolated dwellings surrounded by fynbos also presents a strain on the resources of fire-fighting authorities during wildfires. We therefore recommend that a fire management plan must be compiled for the proposed development and should include more than the standard fire protection measures due to the exceptional high fire risk. These measures must however not result in significant impacts on the natural habitat.</p> <ul style="list-style-type: none"> • The property is worthy of conservation, as with the other smallholdings abutting the Kogelberg Nature Reserve. We would therefore support that the landowner considers the options available for formal conservation and can contact CapeNature for further advice in this regard. Formal conservation could also form part of the essential mitigation for the proposed development. <p>In addition, the municipal planning requirements must be taken into account, which can also result in controls which then reduce/minimize the impact on biodiversity. This includes the Environmental Management Overlay Zones (EMOZ) for which the property is located within the Protected Area Buffer EMOZ.</p> <p>In conclusion, CapeNature does not support the application as currently proposed due to insufficient information. As a minimum, a terrestrial biodiversity assessment and aquatic biodiversity assessment must be undertaken to assess the impacts on biodiversity as a result of the proposed development due to the high biodiversity value and sensitivity of the property. It must be ensured that the four biodiversity-related themes are addressed as discussed above and a thorough investigation undertaken of the best practicable option in terms of the location of the dwelling on the property. The services such as the access</p>	
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					road and conservancy tank (which requires truck access) must also be assessed in the specialist assessments. CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.	
Ntanganedzeni Mabasa	DEA&DP	-	021 483 2803	Ntanganedzeni.Mabasa@westerncape.gov.za	<p>Email dated 09/06/2023</p> <p>COMMENT ON THE DRAFT BASIC ASSESSMENT REPORT (“BAR”) IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT (“NEMA”), 1998 (ACT NO. 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT (“EIA”) REGULATIONS, 2014 (AS AMENDED) FOR THE PROPOSED DEVELOPMENT OF A SINGLE RESIDENTIAL DWELLING AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF PORTION 126 OF FARM NO. 559, CALEDON.</p> <p>1. The electronic copy of the draft BAR, as received by this Department on 9 May 2023, and the Department’s acknowledgement thereof issued on 17 May 2023, refer.</p> <p>2. Following the review of the information submitted to this Department, the following is noted:</p> <p>2.1 The clearance of indigenous vegetation to develop a single residential dwelling and associated infrastructure on Portion 126 of Farm No. 559, Pringle Bay.</p> <p>2.2 Access to the property is not permitted off the R44, therefore the municipality has granted the applicant permission to access the site from the existing access road at the adjacent graveyard on the Remainder of Farm No. 562.</p> <p>2.3 The road at the graveyard site will be extended by approximately 200 meters towards the west to create a track to access the proposed development.</p> <p>2.4 A conservancy tank will be used for sewage disposal, which will be serviced by the municipality.</p> <p>2.5 Rainwater will be harvested for domestic use and electricity will be via solar power.</p> <p>2.6 There is a wetland on site however both the building platform and road will be located more than 32 m from the edge of the wetland. The distance between the wetland and the proposed development is however not specified or indicated on a map.</p>	16/3/3/6/7/1/E4/5/1495/22

					<p>2.7 According to available mapping resources, the site is mapped to contain Kogelberg Sandstone Fynbos vegetation, which is classified as a critically endangered vegetation type.</p> <p>2.8 The site is zoned Agricultural Zone 1 and is located outside the urban area of Caledon.</p> <p>3. This Department's comments are as follows:</p> <p>3.1 The Site Sensitivity Verification Report does not include adequate information on the current state of the site. It is only indicated that the site is in a good condition. In addition, the only motivation provided why none of the identified specialist studies will be conducted is the small scale of the development, that limited indigenous vegetation will be cleared and that the development will be located more than 32m from the watercourse present on the site. The site is mapped to contain critically endangered indigenous vegetation and based on the limited information provided, the indigenous vegetation present on the site is in a good condition. However, no botanical specialist input was obtained to confirm that the preferred location for the proposed development is suitable from a botanical perspective. Similarly, no freshwater specialist input was obtained despite the presence of a wetland on the site. It is important that all the potential impacts associated with the proposed development be identified and that it is adequately considered, assessed, and addressed to demonstrate that the proposed development is acceptable. Therefore, as a minimum, a specialist statement should be provided to confirm that the proposed development will not have a significant botanical and freshwater impact. However, should any authority that has jurisdiction in respect of any aspect of the proposed development request that further specialist studies be conducted, and where the request is supported by this Directorate, this will take precedence.</p> <p>3.2 The existing road on the neighbouring municipal property will be extended to gain access to the proposed development. Hence, the site forms part of the proposed development footprint. The site must therefore be included in the assessment and the property details must be included in the description and the relevant sections of the application form and BAR.</p> <p>3.3 In addition, the municipality must complete a copy of the landowner's consent form and a copy of the municipal consent</p>	
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					<p>that grants permission to use the access on their property must be included in the BAR.</p> <p>3.4 In terms of the EIA Regulations and NEMA, the investigation of alternatives is mandatory. All alternatives identified must therefore be investigated to determine if they are feasible and reasonable. Every EIA process must therefore identify and investigate alternatives, with feasible and reasonable alternatives to be comparatively assessed. If, however, after having identified and investigated alternatives, no feasible and reasonable alternatives were found, no comparative assessment of alternatives, beyond the comparative assessment of the preferred alternative and the option of not proceeding, is required during the assessment. What would, however, be required in this instance is proof of the investigation undertaken and motivation indicating that no reasonable or feasible alternatives other than the preferred option and the no-go option exist must be provided to the Department. It is noted and acknowledged that the access to the site informed the placement of the proposed development, but it is not evident that the selected site is the best practicable option for development from a biophysical impact perspective. This aspect must be addressed.</p> <p>3.5 It is motivated that only a small portion of the site will be developed and that the remainder of the site will be conserved. Has CapeNature been consulted in this regard or how will this be implemented and ensured?</p> <p>3.6 Since the proposed development is located in proximity to a watercourse, confirmation is required from the Breede-Gouritz Catchment Management Agency ("BGCMA") whether the proposed development will require a Water Use Licence Application ("WULA") or a General Authorisation in terms of the National Water Act, 1998 (Act No. 36 of 1998) ("NWA"). If a WULA is required, proof of submission of the application to the BGCMA and a copy of the WULA Information must be included in the BAR.</p> <p>3.7 Written confirmation must be obtained from the municipality that they will service the conservancy tank. Alternatively, written confirmation must be obtained from a registered service provider that they have available capacity to regularly empty the conservancy tank.</p> <p>3.8 The Site Development Plan ("SDP") of the preferred alternative must include all the components of the proposed</p>	
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					<p>development, including any buffer / no-go areas that will be incorporated, as recommended by any specialist findings. The SDP does not conform to these requirements. The updated SDP must also be included the EMPr, as per regulatory requirements.</p> <p>3.9 The EMPr must also be amended to include the frequency at which Environmental Compliance Checklists/Reports compiled by the Environmental Control Officer will be submitted to this Department. Be advised that the recommended frequency will be included as a condition of the Environmental Authorisation should the proposed development be approved.</p> <p>3.10 Comment from, but not limited to the following Organs of Statement must be obtained:</p> <p>3.10.1 Department of Agriculture, 3.10.2 BGCMA, 3.10.3 CapeNature, and 3.10.4 Overstrand Municipality.</p> <p>3.11 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 (other than the Environmental Assessment Practitioner and Environmental Control Officer) 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>4. Kindly quote the abovementioned reference number in any future correspondence in respect of the application.</p> <p>5. Please note that the proposed development may not commence prior to an Environmental Authorisation being granted by the Competent Authority.</p> <p>6. The Department reserves the right to revise its comments and request further information from you based on any new or revised information received.</p>	
ADDITIONAL PPP 2						
Rulien Volschenk	Overberg District Municipality			rvolschenk@dm.org.za	Email dated 27 June 2025	27/06/25

					<p>RE: PROPOSED DEVELOPMENT OF A SINGLE RESIDENTIAL DWELLING AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF PORTION 125, 126 OF THE FARM NO. 559 AND RE/ 562, CALEDON.</p> <p>The Environmental Management Services Department of the Overberg District Municipality values the opportunity to provide input of the pre-application draft Basic Assessment Report for the proposed establishment of a single residential dwelling and associated access.</p> <p>It is unclear whether the Photograph Report (Appendix C) pertains solely to the area mapped for the access road or also includes the site intended for residential development. Kindly ensure that the Appendix C of the BAR application complies with the minimum requirements outlined in the BAR application guideline.</p> <p><i>“Colour photographs of the site shows that the overall condition of the site and its surroundings (taken on the site and taken from the site) with a description of each photograph. The vantage points from which the photographs were taken must be indicated on the site plan, or locality plan as possible. If available, please also provide a recent aerial photograph. Photographs must be attached to this BAR as Appendix C. The aerial photograph(s) should be supplemented with additional photographs of relevant features on the site. Date of photographs must be included. Please note that the above requirements must be duplicated for all alternative sites”.</i></p> <p>Based on the Western Cape Biodiversity Spatial Plan of 2023 the proposed development area falls within the CBA, Protected Area and critically endangered ecosystems, namely Kolgeberg Sandstone Fynbos and Hangklip Sand Fynbos. With reference to the Overberg District Municipality’s Spatial Development Framework of 2022, CBA’s are classified as Core 1 under the Spatial Planning Categories.</p> <p><i>Core 1: Critically Biodiversity Areas 1 (CBA and protected areas, these include habitats classified as highly irreplaceable, critically</i></p>	
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					<p><i>endangered, or endangered terrestrial (land), aquatic (rivers, wetlands, and estuaries, etc) and marine habitats. It also includes essential biological corridors vital to sustain their functionality. These areas must be regarded as “no-go” for development and must be kept in a natural state, with a management plan focused on maintaining or improving the state of biodiversity. There should be no further loss of natural habitat and degraded areas should be rehabilitated.</i></p> <p>With regard to the access road, it is acknowledges that the preferred layout was informed by input from the property owner (Overstrand Municipality) and the Roads Division of the Western Cape Department of Infrastructure. It is anticipated that the selected alignment may impact a Hillslope wetland. This Department concurs with the impacts identified in the Aquatic Biodiversity Assessment concerning the wetland system and supports the proposed mitigation measures.</p> <p>The ODM reserves the right to revise its comments and request further information based on any information that may be received.</p>	
Vhengani Ligudu	BOCMA			<p>vligudu@bocma.co.za</p>	<p>Email dated 27 June 2025</p> <p>RE: PROPOSED DEVELOPMENT OF A SINGLE RESIDENTIAL DWELLING AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF PORTION 125, 126 OF FARM NO. 559 AND RE/562, CALEDON DIVISION.</p> <p>With reference to the above-mentioned document received by this office on the 30/05/2025, requesting comments.</p> <p>The Breede-Olifants Catchment Management Agency (BOCMA) has no objections on the proposed application subject to the following comments:</p> <p>7. All relevant sections and regulations of the National Water Act, 1998 (Act 36 of 1998) regarding water use must be adhered.</p>	27/06/25

					<p>8. This office assessed the application and noted that the property is within a Regulated Area (the Channelled valley bottom wetland and hillslope seeps). The Regulated Area is defined under section 21 (c) and (i) of the National Water Act (Act 36 of 1998) as:</p> <ul style="list-style-type: none"> a. The outer edge of the 1 in 100 year flood line and/or delineated riparian habitat, whichever is the greatest distance, measured from the middle of the watercourse of a river, spring, natural channel, lake or dam; b. In the absence of a determined 1 in 100 year flood line or riparian area the area within 100m from the edge of a watercourse where the edge of the watercourse is the first identifiable annual bank fill flood bench; or c. A 500m radius from the delineated boundary (extent) of any wetland or pan. <p>9. The following water uses in terms of Section 21 of the National Water Act, 1998 (Act 36 of 1998) may be applicable</p> <p><i>Section 21 (c) – impeding or diverting the flow of water in a watercourse</i></p> <p><i>Section 21 (i) – altering the bed, banks, course or characteristics of a watercourse</i></p> <p>10. It is noted from the Risk Assessment Matrix that the proposed dwelling is rated a Low Risk. Kindly proceed to submit the authorisation application on the e-WULAAS system, if this has not already been done.</p> <p>11. Kindly note that the use of surface/groundwater and/or storage of water is not permitted, unless the applicant has formally obtained a license in terms of Section 41 of the National Water Act (Act 36 of 1998). And/or formal authorization in terms of General Authorizations issued under Section 39 (Government Notice 538 dated 02 September 2016), and/or if it is authorized under Schedule 1 of the National Water Act, 1998 (Act 36 of 1998).</p> <p>12. No pollution of surface water or groundwater may occur due to any activity in the property.</p>	
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					<p>Water for domestic use</p> <ul style="list-style-type: none"> Water provided for domestic use must comply with the SANS 241:2015 guidelines for drinking water. <p>Disposal of sewage</p> <ul style="list-style-type: none"> The disposal of sewage must at all times comply with the requirements of Sections 22 and 40 of the National Water Act of 1998, (Act 36 of 1998). <p>This office reserves the right to revise initial comments and request further information based on any additional information that may be received.</p> <p>The onus remains with the registered property owner to confirm adherence to any other relevant legislation that any activities might trigger and/or need authorization.</p> <p>Please do not hesitate to contact the above official should there be any queries.</p> <p>Yours faithfully</p>	
Rhett Smart	Cape Nature			<p>rsmart@capenature.co.za</p>	<p>Email dated 09 July 2025</p> <p>Draft Basic Assessment Report for the Proposed Dwelling on Portion 126 of the Farm Hangklip 559 and Access Road over Remainder of Farm 562, Kleinmond</p> <p>CapeNature would like to thank you for the opportunity to comment on the application and would like to make the following comments.</p> <p>CapeNature did not support the first version of the Basic Assessment Report (BAR) due to insufficient information as there were no specialist studies nor site sensitivity verification undertaken for the highly ecologically sensitive location.</p> <p>Screening Tool and Site Sensitivity Verification Report</p> <p>The results from the screening tool indicate very high sensitivity for terrestrial biodiversity and aquatic biodiversity and high sensitivity for animal species and plant species. The site</p>	09/07/25

				<p>sensitivity verification report indicates that the plant species and terrestrial biodiversity themes are addressed in a botanical assessment and the aquatic biodiversity in an aquatic biodiversity assessment.</p> <p>For the animal species theme there are 5 species flagged as high sensitivity and 5 species as medium sensitivity each of which is briefly discussed based on literature. The source of information used by the environmental assessment practitioner should be referenced. It is motivated that the location of the dwelling within a historical quarry has resulted in disturbed habitat and therefore the sensitivity as faunal habitat is less than the remainder of the property. A mitigation measures is included for the bird species for a pre-construction scan for the presence of the species, in particular nests. We wish to query who will undertake the scan as it will require relevant expertise and what the proposed actions are if the presence is confirmed.</p> <p>Botanical Assessment</p> <p>The botanical assessment agrees with the National Vegetation Map whereby Kogelberg Sandstone Fynbos occurs across the site with Hangklip Sand Fynbos encroaching in the south-east. The vegetation is in a pristine condition which concurs with the mapping as Critical Biodiversity Area 1 (CBA). There are however two small disturbance footprints consisting of historical quarries which have undergone a level of rehabilitation over the past 10-15 years. The quarries contain similar but fewer species to the surrounding area. A total of 11 plant species of conservation concern (SCCs) were recorded, but none of these were recorded within the old quarries. An extensive list of other species encountered is also provided. We wish to note that according to the online SANBI Red List, <i>Spatalla longifolia</i> is listed as endangered (recorded as near threatened) and <i>Spatalla racemosa</i> is listed as near threatened (not included as an SCC). The sensitivity mapping is based on the findings regarding the vegetation condition and composition and the presence of SCCs. The two quarry footprints are mapped as medium sensitivity, the sections of Hangklip Sand Fynbos and wetland habitat are mapped as very high sensitivity with the remainder mapped as</p>	
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				<p>high sensitivity. The site ecological importance (SEI) in terms of the Species Environmental Assessment Guideline was not calculated, however the outcomes are likely to be the same or similar with regards to sensitivity mapping.</p> <p>The recommendation was that the footprint of the dwelling must be located within one of the two disturbance footprints. A recommended access route to the quarries was also provided. An impact rating is not provided for the proposed dwelling, however the recommended access route would have a medium negative impact. Other alignments for the access route will traverse more sensitive areas and is likely to have a high negative impact. A prescribed burn prior to commencement is recommended as a mitigation.</p> <p>A more detailed investigation was subsequently undertaken of the access road alignment. Confirmation was provided from the roads authorities that the only feasible/acceptable turn-off from the R44 is directly opposite the turn-off to the wastewater treatment works. Using this as a baseline, a relatively direct route was identified to the proposed footprint which will impact on the fewest SCCs and will have the least impact on terrestrial biodiversity. The impact for the revised access road alternative is however also rated as medium negative impact.</p> <p>An impact of medium significance or higher is within the thresholds requiring a biodiversity offset, however only after following the mitigation hierarchy of avoid, minimize, mitigate/rehabilitate and only then if the impact significance is still of medium significance or higher, a biodiversity offset should be investigated. The access road will traverse the adjacent property on Remainder of Farm 562.</p> <p>Aquatic Biodiversity Assessment</p> <p>The aquatic biodiversity assessment was undertaken after the identification of the preferred access road in the botanical assessment. Ground-truthing was undertaken for delineation of the watercourses on site, however only for the watercourses</p>	
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				<p>within the vicinity of the proposed dwelling and access road. The two watercourses are located on Remainder of Farm 562.</p> <p>The proposed alignment of the road is located within a seep wetland as mapped in the National Wetland Map. We note the property referred to is 125/559 however the watercourses are on Remainder of Farm 562, as 125/559 is to the west of 126/559. The ground-truthing confirmed the presence of the mapped wetland features, however the extent of the delineated seep wetland was less. The wetland delineation map indicates that the wetland is restricted to the start of the access road adjacent to the R44 but extends further on each side of the road.</p> <p>We wish to refer to the BAR application for the cemetery drain on Remainder of Farm 562. The cemetery is located to the north of the proposed access road and there is a channelled valley bottom wetland between the access road and the cemetery. The wetland delineation for this aquatic biodiversity assessment is similar to the cemetery drain application, taking into account the differing project area of influence. No wetlands are mapped within the proposed dwelling footprint.</p> <p>The present ecological state (PES) was assessed with E (severely modified) for hydrology, B (largely natural) for geomorphology and C (moderately modified) for vegetation, with an overall category of D (largely modified). The reason for the low score for hydrology is the impact of the R44 which has impeded flow. The motivation for the vegetation is that it takes into account the modification of part of the wetland by the road and therefore varies from the description of the pristine condition of the vegetation on site in the botanical assessment.</p> <p>The ecological importance and sensitivity (EIS) is calculated using a table with the overall result of moderate EIS. Some of the ratings are queried including presence of Red Data species for which the botanical assessment confirmed the presence of multiple SCCs and undertook a detailed site survey of the alignment, and the confidence should therefore be 5/5 instead of 2/5. The protection status of the wetland is also queried (refer to discussion regarding Rem 562 below). The PES and EIS is also</p>	
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				<p>calculated for the channelled valley bottom wetland, however it will not be directly impacted by the proposed development. We do however wish to note the cemetery drain with regards to existing impacts on hydrology.</p> <p>Several impacts are identified for the construction phase which are rated as low or very low significance prior to mitigation, but can all be reduced to low significance after mitigation. For the operational phase the impacts on alteration of flow regime and water quality impairment are rated as medium negative prior to mitigation with the other low negative, while all can be reduced to very low negative with mitigation. The impact ratings are below the thresholds requiring a wetland offset or biodiversity offset. We do however wish to contrast the impact ratings of the aquatic biodiversity assessment and the botanical assessment considering the description of the pristine condition of the site as described in the botanical assessment. We do however support the proposed mitigation measures in the aquatic biodiversity assessment which should be considered essential mitigation.</p> <p>An alternative alignment is investigated which accesses the proposed dwelling from the cemetery. There is an existing access road to the cemetery after which the alignment skirts the perimeter of the cemetery and then loops above the channelled valley bottom wetland to access the disturbance footprint. The alternative alignment is recommended as preferred as it only crosses two non-perennial drainage lines above the channelled valley bottom wetland and the impact ratings are accordingly lower than for the project preferred alternative.</p> <p>Remainder of Farm 562</p> <p>The Remainder of Farm 562 is owned by the Overstrand Municipality and according to the CapeNature spatial data for local authority nature reserves and from personal communication with the Overstrand Municipality Environmental Management section forms part of the Kleinmond Local Authority Nature Reserve managed by the municipality. For this reason, the property is mapped as Protected Area on the Western Cape Biodiversity Spatial Plan (BSP). However, the property is not</p>	
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					<p>included as part of the nature reserve on the Department of Forestry, Fisheries and the Environment (DFFE) Protected Areas Register. The property also forms part of the core of the Kogelberg Biosphere Reserve. Only statutory protected areas are permitted to be part of the core zone of a biosphere reserve.</p> <p>Based on the available information there is a high likelihood that the proposed access road traverses a protected area, although further confirmation is required regarding the exact status. In accordance with the BSP, any developments within a NEM:PAA protected area must be compliant with the protected area management plan (PAMP) for the protected area.</p> <p>There are three NEMA listed activities applied for in the application, which apply to both the proposed dwelling and access road. According to Section 24C of NEMA which relates to the procedure for identifying the competent authority, subsection 2 states: “(2) The Minister must be identified as the competent authority in terms of subsection (1), unless otherwise agreed to in terms of section 24C (3), if the activity-</p> <ul style="list-style-type: none"> (a) has implications for international environmental commitments or relations, and where- (i) it is identified by the Minister by notice in the Gazette; or (ii) it is an activity that takes place in an area protected by means of an international environmental instrument, other than- (aa) a conservancy; (bb) a protected natural environment; (cc) a proclaimed private nature reserve; (dd) a natural heritage site; (ee) the buffer zone or transitional area of a biosphere reserve; <p>or</p> <ul style="list-style-type: none"> (ff) the buffer zone or transitional area of a world heritage site;” <p>In this regard, biosphere reserves are designated by UNESCO and therefore constitutes an international environmental commitment and can be considered an international environmental instrument. As stated, the buffer and transitional zone are excluded from this clause but not the core zone. It is therefore our interpretation that the access road will require</p>	
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					<p>environmental authorisation from DFFE and will need to be applied for in a separate application to the dwelling, unless the access road does not traverse Remainder of Farm 562 as per the initial recommendation in the botanical assessment. In this regard, the cemetery drain required environmental authorisation from DFFE.</p> <p>Project Proposal</p> <p>Three alternative layouts are presented in the BAR, namely: the initial alternative recommended in the botanical assessment; the current preferred alternative which was recommended in the botanical addendum after it was confirmed that only one turn-off location from the R44 is acceptable; and the initial proposal in the previous draft of the BAR with the dwelling located outside of the mining footprints and with the access from the cemetery.</p> <p>We wish to note that none of the layout plans provided are based on detailed surveyed plans but are only based on low resolution mapping of the constraints indicated in the specialist studies. We recommend that municipal approvals, including building plans, should be undertaken concurrently whereby detailed plans for the development proposal will be available including co-ordinates. Shape files or kmz files should be provided as part of the application. The text however states that the dwelling will be 800 m² and the access road will be 860 m in length and will be a jeep track/tweespoor.</p> <p>With regards to services, potable water will be supplied through rainwater harvesting tanks and groundwater. The proposed water use is Schedule 1 and therefore does not require authorisation. However, the proposed or existing borehole should be indicated along with the connecting pipelines and any other infrastructure to determine if these require authorisation. A sealed conservancy tank will be used for sewage provision and will be located more than 100 m from the wetlands and there an agreement has been reached with a service provider regarding servicing of the tank. Electricity will be supplied by solar photovoltaic panels.</p>	
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					<p>The description of the alternatives indicates three alternatives, however there are in fact four alternatives, as the suggestion by the aquatic ecologist for access through the cemetery was for the dwelling location within the quarry footprint whereas the initial proposal was for a different dwelling location. It is further described that access from a servitude to the south-west from 124/559 was considered, however this option is more ecologically sensitive due to the numerous wetlands traversed. Nonetheless it is evident that the only access road alternative which is considered feasible is the current preferred alternative due to non-biodiversity concerns, namely access through the cemetery and road safety concerns due to unsafe access from the R44.</p> <p>As stated above, the impact associated with the access road as rated in the botanical assessment is of medium significance and therefore requires investigation of a biodiversity offset. However, we recommend that the mitigation hierarchy needs further investigation. The detailed designs for the access road can allow for measures which could reduce the impact significance and would include design measures to reduce the impact on wetlands and water flow.</p> <p>Regardless of the need for a biodiversity offset, CapeNature recommends that the applicant should investigate formal conservation of the remainder of the property. Based on the available information, the applicant also owns 125/559 and we would support the consolidation of the two properties as based on the desktop information, there are few/no opportunities for development on 125/559 as it mostly consists of pristine fynbos on steep mountain slopes. Should there be a need for an additional dwelling it would be preferable to be located adjacent to the current proposed dwelling where there is an existing access road and disturbance footprint.</p> <p>The Overstrand Municipality Environmental Management Overlay Zones (EMOZ) Regulations also need to be adhered to, with this property located within the Protected Area Buffer EMOZ and Coastal Protection Zone EMOZ.</p>	
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					<p>Conclusion In conclusion, CapeNature recommends that:</p> <ul style="list-style-type: none"> • DFFE must be consulted regarding authorisation for the access road traversing Remainder of Farm 562 and the application/s should be amended accordingly. • Further investigation of the mitigation hierarchy must be undertaken for the access road, and if still required, a biodiversity offset must be implemented. • Detailed layout plans should be provided with co-ordinates or survey diagrams and should include the borehole and connecting pipeline. • CapeNature can be consulted regarding options for formal conservation of the property. • The Environmental Management Programme Report should include all mitigation measures recommended in the specialist studies and site sensitivity verification report. <p>CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.</p> <p>Regards</p>	
Ntanganedzeni Mabasa	DEADP			Ntanganedzeni.Mabasa@westerncape.gov.za	<p>Email dated 11 July 2025</p> <p>COMMENT ON THE REVISED DRAFT BASIC ASSESSMENT REPORT (“BAR”) IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT (“NEMA”), 1998 (ACT NO. 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT (“EIA”) REGULATIONS, 2014 (AS AMENDED) FOR THE PROPOSED DEVELOPMENT OF A SINGLE RESIDENTIAL DWELLING AND ASSOCIATED INFRASTRUCTURE ON PORTION OF PORTIONS 125 AND 126 OF FARM NO. 559 AND REMAINDER OF FARM NO. 562, PRINGLE BAY.</p>	11/07/25

				<p>1. The electronic copy of the draft BAR, as received by this Department on 29 May 2025, and the Department's acknowledgement thereof issued on 6 June 2025, refer.</p> <p>2. Following the review of the information submitted to this Department, the following is noted: 2.1 The clearance of indigenous vegetation to develop a single residential dwelling and associated infrastructure of approximately 800m² on Portions 125 and 126 of Farm No. 559, and Remainder of Farm No. 562, Pringle Bay.</p> <p>2.2 Access to the proposed dwelling will be via a new jeep track / twee spoor style road. The proposed access road will be from the R44, directly opposite the Wastewater Treatment Works turn-off, and will traverse municipal land (Remainder of Farm 562) via a to-be-registered servitude to reach the residential site on Portion 126. It will be approximately 860m in length and approximately 3m wide.</p> <p>2.3 A conservancy tank will be used for sewage treatment, which will be serviced by the municipality.</p> <p>2.4 Rainwater will be harvested for domestic use and electricity supply will be provided via solar power.</p> <p>2.5 There is a wetland on site. The proposed house will be located more than 32 m from the wetland, but the access road will be aligned in close proximity thereto.</p> <p>2.6 The site contains Kogelberg Sandstone Fynbos vegetation, which is classified as a critically endangered vegetation type with species of Conservation Concern ("SCC") identified on the site.</p> <p>2.7 The site is zoned Agriculture Zone 1 and is located outside the urban area of Caledon.</p> <p>3. This Directorate's comments are as follows: 3.1 The applicant declaration is dated 2023, which is not in</p>	
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				<p>accordance with the requirements. It is important to note that by signing this declaration, the applicant is confirming that they are aware and have taken cognisance of the contents of the report submitted. Furthermore, through signing this declaration, the applicant is making a commitment that they are both willing and able to implement the necessary mitigation, management and monitoring measures recommended within the report with respect to this application. An updated applicant declaration must be provided with any future submissions.</p> <p>3.2 Activity 14 of Listing Notice 3 is triggered by the proposed development and must be included and addressed in the list of activities being applied for. In addition, if Activity 15 of Listing Notice 3 is applicable, it must be also included and addressed in the list of activities being applied for.</p> <p>3.3 Based on the information provided, the proposed jeep track will be aligned in proximity to the delineated wetland but will not encroach into it. It is however indicated that Activity 19 of Listing Notice 1 will be triggered since <i>“there there may be instances where material will need to be placed along the jeep track length to allow for access, particularly during wet periods”</i> Not further information is provided. This must be explained. This aspect was also not assessed and addressed as part of the project details and specialist assessments.</p> <p>3.4 It is specified that the new jeep track will provide access to both Portion 126 and Portion 125. Please clarify whether the access to Portion 125 is included in the scope of this project since it was not included in the Site</p>	
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					<p>Development Plan for the preferred alternative or adequately assessed and addressed.</p> <p>3.5 The Botanical Assessment (“BA”) dated 21 August 2023 identified the most suitable areas for development from the botanical impact perspective. It did not assess or address the potential impacts associated with the proposed development and whether the identified impacts can be avoided or effectively mitigated to an acceptable level. The BA also includes the following statement: <i>“The exact meaning of the No Go alternative in this case is not known, but presumably it would be permission for just one building and no subdivision, but as the location or size of any such dwelling has not been provided it cannot be accurately assessed”</i>. It must therefore be updated to include an assessment of the proposed development and identify the required mitigation measures to address any associated potential botanical impacts.</p> <p>Similarly, the addendum to the BA dated 23 October 2023 confirms the following: <i>“This route is acceptable from a botanical perspective and would have no more than a Medium negative botanical impact, and is currently the preferred road access route to the proposed house site.”</i> No mitigation is recommended. Hence, if this is the residual impact that cannot be mitigated, a conservation set aside or even a biodiversity offset may be required to address the medium negative impact. This aspect must be confirmed and addressed as part of the basic assessment process.</p> <p>3.6 CapeNature must confirm whether their previous comment has been adequately addressed. This is with specific reference to the specialist findings and the</p>	
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					<p>response and recommendation provided to address the potential faunal impact.</p> <p>3.7 It is indicated that a General Authorisation in terms of the National Water Act, 1998 (Act No. 36 of 1998) will be applied for as recommended by the freshwater specialist findings. Breede-Olifants Catchment Management Agency (“BOCMA”) must confirm whether a General Authorisation or Water Use Licence is applicable. In addition, proof of submission of the application to the BOCMA and a copy of the application information must be included in the BAR.</p> <p>3.8 Section 38(1)(a)(iii) of the National Heritage Resources Act, 1999 (Act No. 25 of 1999) (“NHRA”) may be applicable to the proposed development. A comment must be obtained from Heritage Western Cape in this regard.</p> <p>3.9 The conservancy tank will be serviced by a private contractor (Boland Toilet Services) to ensure compliance with environmental and health standards. Written confirmation must be provided that the registered service provider has the capacity to regularly service the conservancy tank.</p> <p>3.10 It is noted that the landowner consent form will be submitted with the Final BAR. Since a component of the proposed development will be on land not owned by the proponent, a copy of the landowner consent must be included with the submission of the application form and not with the submission of the Final BAR.</p> <p>3.11 Comment from, but not limited to the following Organs of Statement must be obtained: 3.11.1 BOCMA</p>	
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					<p>3.11.2 CapeNature</p> <p>3.11.3 Overstrand Municipality</p> <p>3.11.4 Overberg District Municipality</p> <p>3.11.5 Department of Infrastructure</p> <p>3.12 A comprehensive Comments and Response Report that includes all the comments received and the responses thereto must be included in the BAR. In addition, please ensure that copies of all the comments received are attached to the BAR.</p> <p>3.13 The Public Participation Process (“PPP”) must comply with the requirements of Regulation 41 of the EIA Regulations 2014, and proof of compliance with all the steps undertaken must be included in the BAR.</p> <p>3.14 Please ensure the Basic Assessment Report and EMPr contain all information requirements outlined in Appendices 1 and 4 respectively of EIA Regulations, 2014 (as amended). Omission of any required information may result in the application for Environmental Authorisation being refused.</p> <p>4. Kindly quote the abovementioned reference number in any future correspondence in respect of the application.</p> <p>5. Please note that the proposed development may not commence prior to an Environmental Authorisation being granted by the Competent Authority.</p>	
Brandon Layman	Department of Agriculture			Brandon.Layman@westerncape.gov.za	<p>Email dated 17 September 2025</p> <p>BASIC ASSESSMENT REPORT</p>	17/09/25

					<p>PROPOSED DEVELOPMENT IF A SINGLE RESIDENTIAL DWELLING AND ASSOCIATED INFRASTRUCTURE: DIVISION CALEDON</p> <p>Your application of 30 May 2025 has reference.</p> <p>From an agricultural perspective, the Western Cape Department of Agriculture has no objection to the proposed application.</p> <p>Please note:</p> <ul style="list-style-type: none"> • That this is comment to the relevant deciding authorities in terms of the Subdivision of Agricultural Land Act 70 of 1970. • Kindly note the above-mentioned reference number in any future correspondence in respect of the application. • The Department reserves the right to revise initial comments and requests further information based on the information received. 	
Vanessa Stoffels	Western Cape Department of Infrastructure: Roads			<p>applications@westerncaperoadsinfrastructure.org.za</p> <p>vanessa.stoffels@westerncape.gov.za</p>	<p>Email dated 18 September 2025</p> <p>Dear Lornay Environmental Consulting</p> <p>The message below refers to your application for the submission of a property environmental study for comment (Application No - 2025-09-0078) submitted to the Western Cape Government on 2025/08/25:</p> <p><u>Properties related to the application :</u></p> <ul style="list-style-type: none"> • Portion 126 of Farm HANGKLIP 559, CALEDON 	18/09/25

					<p>Supporting documents submitted with the application :</p> <ul style="list-style-type: none"> • Power of Attorney Letter - (SKM_C450i25051911420.pdf) • Title Deed - (Hangklip Title Deeds .pdf) • Application Motivation - (Motivation letter.pdf) • Application Cover Letter - (email correspondence.pdf) <p>The matter is receiving attention, and further communication will be addressed to you as soon as circumstances permit.</p> <p>Best Regards, Western Cape Government</p>	
Vanessa Stoffels	WC Department of Infrastructure; Roads			<p>applications@westerncape.gov.za</p> <p>Vanessa.Stoffels@westerncape.gov.za</p>	<p>Letter dated 24 October 2025</p> <p>REMAINDER OF FARM NO.562 AND PORTION 126 OF FARM HANGKLIP NO.559, CALEDON: APPLICATION FOR ACCESS</p> <ol style="list-style-type: none"> 5. Your e-mail to this Branch dated 26 August 2025. 6. The subject property is located west of Kleinmond and takes access off Trunk Road 27 Section 1. 7. This application is for new access off Trunk Road 27 Section 1, for a servitude right of way over Remainder of farm no.562 in favour of Portion 126 of farm Hangklip no.559. 8. In terms of Section 18 of the Road Ordinance, No.19 of 1976, this Branch approves access at ±17.28 RHS ("Right Hand Side") opposite existing access to Kleinmond Wastewater Treatment Works subject to the following: 	24/10/25

					<p>8.1. The detailed design drawings for access must be submitted to this Branch's Design Directorate attention of Mr F Hunter (faiz.hunter@westerncape.gov.za, tel: 021 831 8751) for approval.</p> <p>8.2. All costs associated with the construction of the access are for the account of the applicant; and</p> <p>Before construction work takes place in the road reserve, the District Roads Engineer-Paarl (e-mail: drepaarl.technical@westerncape.gov.za) must authorise the work to be undertaken.</p>	
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8. COMMENTS RECEIVED DURING FIRST DRAFT / PRE-APPLICATION PUBLIC PARTICIPATION



BREED-OLIFANTS
CATCHMENT MANAGEMENT AGENCY

Cnr Mountain Mill & East Lake Road, Worcester 6850, Private Bag X3055 Worcester 6849

Enquiries: Vhengani Ligudu

Tel: +27 23 346 8000

Fax: +27 23 347 2012

E-mail: vligudu@bocma.co.za

REFERENCE NO: 4/10/2/G40B/HANGKLIP 559/126, CALEDON

Date: 09 June 2023

LORNAY ENVIRONMENTAL CONSULTING
PO Box 1990
Hermanus
7200

Attention: Michelle Naylor

**RE: NOTICE OF PUBLIC PARTICIPATION FOR A BASIC ASSESSMENT PROCESS:
PROPOSED RESIDENTIAL DWELLING ON PORTION 126 OF THE FARM 559,
HANGKLIP, CALEDON RD.**

With reference to the above-mentioned document received by this office on the **09/05/2023**, requesting comments.

The Breede-Olifants Catchment Management Agency (BOCMA) has no objections on the proposed development subject to the following comments:

1. All relevant sections and regulations of the National Water Act, 1998 (Act 36 of 1998) regarding water use must be adhered.
2. Please note that no additional use of surface/groundwater and/or storage of water is permitted, unless the applicant has formally obtained a license in terms of Section 41 of the National Water Act (Act 36 of 1998). And/or formal authorization in terms of General Authorizations issued under Section 39 (Government Notice 538 dated 02 September 2016), and/or if it is authorized under Schedule 1 of the National Water Act, 1998 (Act 36 of 1998). And/or if it is defined and declared as an existing lawful water use in terms of Section 32 & 33 of the National Water Act, 1998 (Act 36 of 1998).
3. No pollution of surface water or groundwater may occur due to any activity on the property.
4. The minimising of waste must be promoted and alternative methods for waste management must be investigated.
5. No storm water runoff from any premises containing waste, or water containing waste emanating from premises may be discharged into a water resource.
6. Please note that any activity within the 1:100 year floodline or within 100 metres of a watercourse (river, spring, natural channel, a lake or dam) or within a 500 m radius from the delineated boundary (extent) of any wetland or pan triggers a water use activity in terms of Section 21 (c) & (i) of the National Water Act, 1998 (Act 36 of 1998).

Water for domestic use

- Water provided for domestic use must comply with the SANS 241:2015 guidelines for drinking water.

Disposal of sewage

- The disposal of sewage must at all times comply with the requirements of Sections 22 and 40 of the National Water Act of 1998, (Act 36 of 1998).
- The conservancy tanks must be located out of the 1:100 year flood line of any water resource.
- When a conservancy tank is used for the disposal of sewerage, this office must be furnished with a signed copy of the contract between the contractor or the municipality which is appointed to pump the conservancy tank.
- The volume of sewage needs to be metered on a monthly basis and removal programme needs to be scheduled to ensure that the conservancy tank is pumped well within time before overflowing. Alternatively, floating devices should be installed within the tanks that initiate an alarm of 75% full capacity for collection and disposal.
- The size of the conservancy tank must be determined by both the frequency of removal of its contents to the local Wastewater Treatment Works and by the quantity of sewage anticipated from the above-mentioned project.

This office reserves the right to revise initial comments and request further information based on any additional information that may be received. The onus remains with the registered property owner to confirm adherence to any other relevant legislation that any activities might trigger and/or need authorization.

Please do not hesitate to contact the above official should there be any queries.

Yours faithfully

Liguduwe

MR JAN VAN STADEN
CHIEF EXECUTIVE OFFICER (Acting)

DIRECTORATE: INFRASTRUCTURE AND PLANNING
DIREKTORAAT: INFRASTRUKTUUR EN BEPLANNING

ENVIRONMENTAL MANAGEMENT SECTION

NAVRAE | ENQUIRIES: Tamzyn Zweig



09 June 2023

Dear Lornay Consulting,

Re: PPP Comments for Residential Development on Portion 126 of Farm 559 (DEA&DP Ref. No.: 16/3/3/6/7/1/E4/5/1495/22 Lornay Ref. No.: 126OF559BB)

Thank you for the opportunity to comment on this application. The proposed development of an 800m² Residential Dwelling development footprint and an extension of the existing jeep track by 200m is relatively small-scale, the Overstrand Environmental Management Section (EMS) supports the application as per the information submitted and reserves the right to submit further comments as more information becomes available.

1) Removal of Critically Endangered Vegetation:

Prior to clearance, please contact the Kogelberg Biosphere Botanical Society Gardening Circle Group who have formed the "Fight For Fynbos" group, a search and rescue initiative for Species of Conservation Concern. Alternatively, there are local members of the Custodians of Rare and Endangered Wildflowers (CREW) group.

Galia Manicom (Fight For Fynbos)
email: galia.manicom@gmail.com
cell: 082 963 3804

Magriet Brink (Kogelberg CREW)
Email: magrietb@gmail.com
Cell: 072 921 1757

2) The Overstrand Environmental Management Overlay Zones: Protected Area Buffer & Coastal Protection Zone

Please be aware that the Overstrand EMOZ regulations (2020) state:

Schedule A Prohibited Activities:

- Development above the 120m geographical contour line.

Should the proposed development be above this contour, a deviation from the EMOZ Regulations via the Overstrand Town Planning Department should be applied for.

3) Access to proposed development via Overstrand Property (559/0)

Please ensure the owners enter into a formal agreement with the Overstrand Engineering Department regarding maintenance of the access road within the Overstrand Property. It should be noted that the Hangklip-Kleinmond Administration of the Overstrand have very limited resources – especially with regard to earthmoving/road servicing machinery. For example, following the recent (end May, early June 2023) heavy rain and subsequent flood damages to infrastructure, the department's focus was naturally on the restoration of access roads within the urban area due to the larger number of residents affected, while outlying areas tend to have to wait longer for these types of service delivery.

Sincerely,

Tel: 028 271 8420 | E-mail: tzweig@overstrand.gov.za
33 5th Avenue | Kleinmond | 7195



CONSERVATION INTELLIGENCE

postal 16 17th Avenue, Voëlklip, Hermanus, 7200
physical 16 17th Avenue, Voëlklip, Hermanus, 7200
website www.capenature.co.za
enquiries Rhett Smart
telephone 087 087 8017
email rsmart@capenature.co.za
reference LS14/2/6/1/7/2/559-126_residential_Kleinmond
date 9 June 2023

Lornay Environmental Consulting
P.O. Box 1990
Hermanus
7200

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

Dear Michelle

Pre-Application Basic Assessment Report for the Proposed Dwelling on Portion 126 of the Farm Hangklip 559, Kleinmond

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.

The subject property mainly consists of Critical Biodiversity Area I (CBA) across the entire extent according to the Western Cape Biodiversity Spatial Plan. The natural vegetation occurring on the site is Kogelberg Sandstone Fynbos, listed as critically endangered. According to the National Geo-spatial Information mapping there two non-perennial rivers in the north of the property which converge before exiting to the east. According to the National Wetland Mapping (NWM) for the 2018 National Biodiversity Assessment (NBA) there is a seep wetland in the east of the property adjacent to the non-perennial river. The property borders the Kleinmond Local Authority Nature Reserve.

The development proposal consists of a single dwelling with an access road from the adjacent property. The screening tool results for the site are presented which indicate a very high sensitivity for terrestrial biodiversity and aquatic biodiversity and high sensitivity for plant species and animal species. The site sensitivity verification (SSV) report motivates that no specialist studies are required despite the results from the screening tool. In this regard:

- For terrestrial biodiversity, it is motivated that the development is small scale with large areas remaining for conservation. The site is however located within a CBA I. In this regard, the specific guidelines for development within a CBA indicate: "Ideally, development should be avoided in these areas. If they cannot be avoided, it must be shown that the mitigation hierarchy has been applied if there is a proposal within a CBA" (Pool-Stanvliet et al, 2017). As mentioned Kogelberg Sandstone Fynbos is a critically endangered ecosystem. CapeNature does acknowledge primary rights of landowners however if the entire property is a CBA and essentially not suitable for development, the best practicable option must be selected in terms of scale, design

The Western Cape Nature Conservation Board trading as CapeNature

Board Members: Associate Prof Denver Hendricks (Chairperson), Prof Gavin Maneveldt (Vice Chairperson), Ms Marguerite Loubser, Mr Mervyn Burton, Dr Colin Johnson, Prof Aubrey Redlinghuis, Mr Paul Slack

and location of the primary rights. We therefore do not accept the motivation and recommend that a terrestrial biodiversity assessment is required to inform the application.

- For aquatic biodiversity it is motivated that the development is located more than 32 m from the watercourse. Freshwater ecological and hydrogeological assessments were undertaken for the development to the east of the property which revealed that the extent of the wetland is much larger than the NWM mapping with subsurface water flow playing an important role. It is therefore likely/possible that the extent of the wetland which extends on to 126/559 differs from the NWM mapping. The road additionally traverses the non-perennial river. We therefore do not accept the motivation and recommend that an aquatic biodiversity assessment is required to inform the application, which must as a minimum include wetland delineation according to standard methodology.
- For plant species it is motivated that the site is in good condition except for the existing access road on the adjacent property. This is not a motivation for not undertaking a plant species assessment. Kogelberg Sandstone Fynbos is the most species rich ecosystem in South Africa with regards to plant species, and 162 potential species of conservation concern were flagged in the screening tool for this site. We therefore recommend that the plant species theme must also be assessed and can be combined in a specialist study with the terrestrial biodiversity assessment (or a separate study).
- For animal species it is motivated that “the site is located within the built-up urban area of Vermont and Hermanus. Only very limited areas on the property will be developed, open space retained.” It is assumed that this is an error which refers to another project. The five faunal species which were flagged for high sensitivity are bird species and the scale of the development is unlikely to have a significant effect on any bird species. Further, there is highly unlikely any breeding habitat for these five species within the development footprint. An overview of the faunal species and potential impacts can however be included within the terrestrial biodiversity assessment.
- The conclusion of the SSV report states “The Screening Tool Report, which was generated for the proposed activities on the subject property, identified a number of specialist assessments to be undertaken prior to development on site. However the area proposed for development is disturbed and located within the built up urban area.” The site is not within an urban area and is located within CBA consisting of good condition fynbos.

An important consideration for the development is the fire risk, as it consists of a single dwelling surrounded by fynbos which is fire-prone and is dependent on fire for ecological function. There are numerous precedents in the surrounding area of damage to buildings as a result of vegetation fires. Protection of isolated dwellings surrounded by fynbos also presents a strain on the resources of fire-fighting authorities during wildfires. We therefore recommend that a fire management plan must be compiled for the proposed development and should include more than the standard fire protection measures due to the exceptional high fire risk. These measures must however not result in significant impacts on the natural habitat.

The property is worthy of conservation, as with the other smallholdings abutting the Kogelberg Nature Reserve. We would therefore support that the landowner considers the options available for formal conservation and can contact CapeNature for further advice in this regard. Formal conservation could also form part of the essential mitigation for the proposed development.

In addition, the municipal planning requirements must be taken into account, which can also result in controls which then reduce/minimize the impact on biodiversity. This includes the Environmental Management Overlay Zones (EMOZ) for which the property is located within the Protected Area Buffer EMOZ.

In conclusion, CapeNature does not support the application as currently proposed due to insufficient information. As a minimum, a terrestrial biodiversity assessment and aquatic biodiversity assessment must be undertaken to assess the impacts on biodiversity as a result of the proposed development due to the high biodiversity value and sensitivity of the property. It must be ensured that the four biodiversity-related themes are addressed as discussed above and a thorough investigation undertaken of the best practicable option in terms of the location of the dwelling on the property. The services such as the access road and conservancy tank (which requires truck access) must also be assessed in the specialist assessments.

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

Yours sincerely



Rhett Smart
For: Manager (Landscape Conservation Intelligence)

cc. Steve Gildenhuys, CapeNature

References:

Pool-Stanvliet, R., Duffell-Canham, A., Pence, G. & Smart, R. 2017. The Western Cape Biodiversity Spatial Plan Handbook. Stellenbosch: CapeNature

The Western Cape Nature Conservation Board trading as CapeNature

Board Members: Associate Prof Denver Hendricks (Chairperson), Prof Gavin Maneveldt (Vice Chairperson), Ms Marguerite Loubser, Mr Mervyn Burton, Dr Colin Johnson, Prof Aubrey Redlinghuis, Mr Paul Slack



**Western Cape
Government**

Department of Environmental Affairs and Development Planning
Ntanganedzeni Mabasa
Directorate: Development Management, Region 1
Ntanganedzeni.Mabasa@westerncape.gov.za | Tel: 021 483 2803

REFERENCE: 16/3/3/6/7/1/E4/5/1495/22

DATE: 9 June 2023

Mr. Geoffrey Francois Fourie
PO Box 4414
EMPANGENI
3880

Dear Sir

Cell: 082 857 5288
Email: gfranfour@gmail.com

COMMENT ON THE DRAFT BASIC ASSESSMENT REPORT (“BAR”) IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT (“NEMA”), 1998 (ACT NO. 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT (“EIA”) REGULATIONS, 2014 (AS AMENDED) FOR THE PROPOSED DEVELOPMENT OF A SINGLE RESIDENTIAL DWELLING AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF PORTION 126 OF FARM NO. 559, CALEDON.

1. The electronic copy of the draft BAR, as received by this Department on 9 May 2023, and the Department’s acknowledgement thereof issued on 17 May 2023, refer.
2. Following the review of the information submitted to this Department, the following is noted:
 - 2.1 The clearance of indigenous vegetation to develop a single residential dwelling and associated infrastructure on Portion 126 of Farm No. 559, Pringle Bay.
 - 2.2 Access to the property is not permitted off the R44, therefore the municipality has granted the applicant permission to access the site from the existing access road at the adjacent graveyard on the Remainder of Farm No. 562.
 - 2.3 The road at the graveyard site will be extended by approximately 200 meters towards the west to create a track to access the proposed development.
 - 2.4 A conservancy tank will be used for sewage disposal, which will be serviced by the municipality.
 - 2.5 Rainwater will be harvested for domestic use and electricity will be via solar power.
 - 2.6 There is a wetland on site however both the building platform and road will be located more than 32 m from the edge of the wetland. The distance between the wetland and the proposed development is however not specified or indicated on a map.
 - 2.7 According to available mapping resources, the site is mapped to contain Kogelberg Sandstone Fynbos vegetation, which is classified as a critically endangered vegetation type.
 - 2.8 The site is zoned Agricultural Zone 1 and is located outside the urban area of Caledon.

3. This Department's comments are as follows:

- 3.1 The Site Sensitivity Verification Report does not include adequate information on the current state of the site. It is only indicated that the site is in a good condition. In addition, the only motivation provided why none of the identified specialist studies will be conducted is the small scale of the development, that limited indigenous vegetation will be cleared and that the development will be located more than 32m from the watercourse present on the site. The site is mapped to contain critically endangered indigenous vegetation and based on the limited information provided, the indigenous vegetation present on the site is in a good condition. However, no botanical specialist input was obtained to confirm that the preferred location for the proposed development is suitable from a botanical perspective. Similarly, no freshwater specialist input was obtained despite the presence of a wetland on the site. It is important that all the potential impacts associated with the proposed development be identified and that it is adequately considered, assessed, and addressed to demonstrate that the proposed development is acceptable. Therefore, as a minimum, a specialist statement should be provided to confirm that the proposed development will not have a significant botanical and freshwater impact. **However, should any authority that has jurisdiction in respect of any aspect of the proposed development request that further specialist studies be conducted, and where the request is supported by this Directorate, this will take precedence.**
- 3.2 The existing road on the neighbouring municipal property will be extended to gain access to the proposed development. Hence, the site forms part of the proposed development footprint. The site must therefore be included in the assessment and the property details must be included in the description and the relevant sections of the application form and BAR.
- 3.3 In addition, the municipality must complete a copy of the landowner's consent form and a copy of the municipal consent that grants permission to use the access on their property must be included in the BAR.
- 3.4 In terms of the EIA Regulations and NEMA, the investigation of alternatives is mandatory. All alternatives identified must therefore be investigated to determine if they are feasible and reasonable. Every EIA process must therefore identify and investigate alternatives, with feasible and reasonable alternatives to be comparatively assessed. If, however, after having identified and investigated alternatives, no feasible and reasonable alternatives were found, no comparative assessment of alternatives, beyond the comparative assessment of the preferred alternative and the option of not proceeding, is required during the assessment. What would, however, be required in this instance is proof of the investigation undertaken and motivation indicating that no reasonable or feasible alternatives other than the preferred option and the no-go option exist must be provided to the Department. It is noted and acknowledged that the access to the site informed the placement of the proposed development, but it is not evident that the selected site is the best practicable option for development from a biophysical impact perspective. This aspect must be addressed.
- 3.5 It is motivated that only a small portion of the site will be developed and that the remainder of the site will be conserved. Has CapeNature been consulted in this regard or how will this be implemented and ensured?
- 3.6 Since the proposed development is located in proximity to a watercourse, confirmation is required from the Breede-Gouritz Catchment Management Agency ("BGCMA") whether the proposed development will require a Water Use Licence Application ("WULA") or a

General Authorisation in terms of the National Water Act, 1998 (Act No. 36 of 1998) ("NWA"). If a WULA is required, proof of submission of the application to the BGCMA and a copy of the WULA Information must be included in the BAR.

- 3.7 Written confirmation must be obtained from the municipality that they will service the conservancy tank. Alternatively, written confirmation must be obtained from a registered service provider that they have available capacity to regularly empty the conservancy tank.
 - 3.8 The Site Development Plan ("SDP") of the preferred alternative must include all the components of the proposed development, including any buffer / no-go areas that will be incorporated, as recommended by any specialist findings. The SDP does not conform to these requirements. The updated SDP must also be included the EMPr, as per regulatory requirements.
 - 3.9 The EMPr must also be amended to include the frequency at which Environmental Compliance Checklists/Reports compiled by the Environmental Control Officer will be submitted to this Department. Be advised that the recommended frequency will be included as a condition of the Environmental Authorisation should the proposed development be approved.
 - 3.10 Comment from, but not limited to the following Organs of State must be obtained:
 - 3.10.1 Department of Agriculture,
 - 3.10.2 BGCMA,
 - 3.10.3 CapeNature, and
 - 3.10.4 Overstrand Municipality.
 - 3.11 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 (other than the Environmental Assessment Practitioner and Environmental Control Officer) 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.
4. Kindly quote the abovementioned reference number in any future correspondence in respect of the application.
 5. Please note that the proposed development may not commence prior to an Environmental Authorisation being granted by the Competent Authority.

6. The Department reserves the right to revise its comments and request further information from you based on any new or revised information received.

Yours faithfully

**Andrea
Thomas**

Digitally signed by
Andrea Thomas
Date: 2023.06.09
14:22:52 +02'00'

PP HEAD OF COMPONENT

ENVIRONMENTAL IMPACT MANAGEMENT SERVICES: REGION 1

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

CC: (1) Ms Michelle Naylor (Lornay Environmental Consulting)
(2) Tamzyn Zweig (Overstrand Municipality)

Email: michelle@lornay.co.za
Email: tzweig@overstrand.gov.za

ADDITIONAL PUBLIC PARTICIPATION PROCESS 2

9. REGISTERED ORGANS OF STATE

PRE-APPLICATION PUBLIC PARTICIPATION

**WC Government Env Affairs & Dev Planning
Development Management**

N. Mabasa

Registry Office

1st Floor, Utilitas Building

1 Dorp Street

8001

Ntanganedzeni.Mabasa@westerncape.gov.za

Cape Nature

Rhett Smart

rsmart@capenature.co.za

BGCMA

V. Ligudu

Private Bag x3055

Worcester

6850

vligudu@bcma.co.za

DOA

Cor Van der Walt

Cor.VanderWalt@westerncape.gov.za

WC Government: Infrastructure

Western Cape Department of Infrastructure

Road Use Management

Tel: 021 483 4669

Vanessa Stoffels

Vanessa.Stoffels@westerncape.gov.za

Overberg District Municipality

F. Kotze / R. Volschenk

Private Bag x 22

Bredasdorp

7280

F. Kotze

Overstrand Municipality

T. Zweig (Timothy Europa)

Kleinmond

teuropa@overstrand.gov.za

10. NOTICE OF ADDITIONAL PUBLIC PARTICIPATION PROCESS



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 Basic Assessment Report for the *Proposed single residential dwelling and associated internal access road*.

DEA&DP REFERENCE: 16/3/3/6/7/1/E4/5/1495/22

LORNAY REF: G-Bar

APPLICANT: G.F Fourie

LOCATION: Portion 125 and 126 of the Farm 559, and RE/562, Hangklip, Caledon RD

PROJECT OVERVIEW: Establishment of a single residential dwelling and associated access

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

- Listing Notice 1 (GN R983): Activity 12, 19
- Listing Notice 3 (GN R985): Activity 12

A copy of the out of process 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 30 May 2025 to 30 June 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*

11. PROOF OF NOTICE OF ADDITIONAL PPP

michelle@lornay.co.za

From: michelle@lornay.co.za
Sent: Thursday, 29 May 2025 10:22
To: 'Ntanganedzeni Mabasa'; Rhett Smart; 'vligudu@bocma.co.za'; Cor Van der Walt; 'Brandon Layman'
Cc: DEADP EIA Admin; 'teuropa@overstrand.gov.za'; Rulien Volschenk
Subject: Notice of Additional PPP | Ptn 125, 125 of 559 and RE/562, Hangklip, Caledon RD
Attachments: Notice of PPP2 Hangklip 300525.pdf

Dear I&AP and / or Organ of State,

**RE: PROPOSED DEVELOPMENT OF A SINGLE RESIDENTIAL DWELLING AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF PORTION 125, 126 OF FARM NO. 559 AND RE/ 562, CALEDON.
DEA&DP Ref 16/3/3/6/7/1/E4/5/1495/22**

DEADP
CAPE NATURE - LS14/2/6/1/7/2/559-126_residential_Kleinmond
BOCMA - 4/10/2/G40B/HANGKLIP 559/126, CALEDON
DOA
OVERSTRAND MUNICIPALITY

Please see attached notice of additional out of process public participation for the above-mentioned case. 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., IAIAA

Hemel & Aarde Wine Village – Unit 5/1F

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

You are receiving communication from us for professional reasons or as an identified Interested and Affected Party only. The Protection of Personal Information Act (POPIA) requires that we protect your information and that we obtain your consent to communicate with you in the future.

If you wish to be removed from any data list, please state so and we will remove your details.

Note that we will only use your personal information in a confidential and professional manner relating to this specific project.

12. COMMENTS RECEIVED DURING THE ADDITIONAL ROUND OF PUBLIC PARTICIPATION.

OVERBERG

DISTRIKSMUNISIPALITEIT
DISTRICT MUNICIPALITY
UMASIPALA WESITHILI



MELD ASB/PLEASE QUOTE

Ons Verw./Our Ref.:

Navrae/Enquiries: 18/5/5/4

Bylyn/Ext.:

Francois Kotze

Privaatsak: X22

Private Bag:
BREDASDORP
7280

Tel: (028) 4251157

Faks/Fax: (028) 4251014

E-mail/E-pos: rvolschenk@odm.org.za

27 June 2025

LORNAY ENVIRONMENTAL CONSULTING

P.O Box 1990
HERMANUS
7200

RE: PROPOSED DEVELOPMENT OF A SINGLE RESIDENTIAL DWELLING AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF PORTION 125, 126 OF FARM NO. 559 AND RE/ 562, CALEDON.

DEA&DP Ref no.: 16/3/3/6/7/1/E4/5/1495/22

The Environmental Management Services Department of the Overberg District Municipality values the opportunity to provide input on the pre-application draft Basic Assessment Report for the proposed establishment of a single residential dwelling and associated access

It is unclear whether the Photograph Report (Appendix C) pertains solely to the area proposed for the access road or also includes the site intended for residential development. Kindly ensure that Appendix C of the BAR application complies with the minimum requirements outlined in the BAR application guidelines.

"Colour photographs of the site that shows the overall condition of the site and its surroundings (taken on the site and taken from outside the site) with a description of each photograph. The vantage points from which the photographs were taken must be indicated on the site plan, or locality plan as applicable. If available, please also provide a recent aerial photograph. Photographs must be attached to this BAR as Appendix C. The aerial photograph(s) should be supplemented with additional photographs of relevant features on the site. Date of photographs must be included. Please note that the above requirements must be duplicated for all alternative sites."

Alle korrespondensie moet aan die Munisipale Bestuurder gerig word.
All correspondence must be addressed to the Municipal Manager

Based on the Western Cape Biodiversity Spatial Plan of 2023 the proposed development area falls within a CBA, Protected Area and critically endangered ecosystems, namely Kogelberg Sandstone Fynbos and Hangklip Sand Fynbos. With reference to the Overberg District Municipality's Spatial Development Framework of 2022, Critically Biodiversity Areas are classified as Core 1 under the Spatial Planning Categories.

Core 1: Critically Biodiversity Areas 1 (CBA and protected areas, these include habitats classified as highly irreplaceable, critically endangered, or endangered terrestrial (land), aquatic (rivers, wetlands, and estuaries, etc) and marine habitats. It also includes essential biological corridors vital to sustain their functionality. These areas must be regarded as "no-go" for development and must be kept in a natural state, with a management plan focused on maintaining or improving the state of biodiversity. There should be no further loss of natural habitat and degraded areas should be rehabilitated.

With regard to the access road, it is acknowledged that the preferred layout was informed by input from the property owner (Overstrand Municipality) and the Roads Division of the Western Cape Department of Infrastructure. It is anticipated that the selected alignment may impact a Hillslope Seep wetland. This Department concurs with the impacts identified in the Aquatic Biodiversity Assessment concerning the wetland system and supports the proposed mitigation measures.

The ODM reserves the right to revise its comments and request further information based on any information that may be received.

Yours faithfully,



R. BOSMAN
MUNICIPAL MANAGER



BREED-OLIFANTS
CATCHMENT MANAGEMENT AGENCY

T. 023 346 8000

E. info@bocma.co.za

A. Corner Mountain Mill & Eastlake Road,
Worcester, Western Cape,
South Africa 6850

W. www.breedegouritzcma.co.za

Enquiries: V Ligudu
Ref: 4/10/2/G40B/Hangklip 559/126, Caledon
Date: 27/06/2025

Lornay Environmental Consulting
PO Box 1990
Hermanus
7200

Attention: Michelle Naylor

RE: PROPOSED DEVELOPMENT OF A SINGLE RESIDENTIAL DWELLING AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF PORTION 125, 126 OF FARM NO. 559 AND RE/562, CALEDON DIVISION.

With reference to the above-mentioned document received by this office on the 30/05/2025, requesting comments.

The Breede-Olifants Catchment Management Agency (BOCMA) has no objections on the proposed application subject to the following comments:

1. All relevant sections and regulations of the National Water Act, 1998 (Act 36 of 1998) regarding water use must be adhered.
2. This office assessed the application and noted that the property is within a Regulated Area (the Channelled valley bottom wetland and hillslope seeps). The Regulated Area is defined under section 21 (c) and (i) of the National Water Act (Act 36 of 1998) as:
 - a) *The outer edge of the 1 in 100 year flood line and/or delineated riparian habitat, whichever is the greatest distance, measured from the middle of the watercourse of a river, spring, natural channel, lake or dam;*
 - b) *In the absence of a determined 1 in 100 year flood line or riparian area the area within 100m from the edge of a watercourse where the edge of the watercourse is the first identifiable annual bank fill flood bench; or*
 - c) **A 500m radius from the delineated boundary (extent) of any wetland or pan.**
3. The following water uses in terms of Section 21 of the National Water Act, 1998 (Act 36 of 1998) may be applicable:

Section 21 (c) – impeding or diverting the flow of water in a watercourse
Section 21 (i) – altering the bed, banks, course or characteristics of a watercourse
4. It is noted from the Risk Assessment Matrix that the proposed dwelling is rated a Low Risk. Kindly proceed to submit the authorisation application on the e-WULAAS system, if this has not already been done.



BREEDDE-OLIFANTS
CATCHMENT MANAGEMENT AGENCY

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5. Kindly note that the use of surface/groundwater and/or storage of water is not permitted, unless the applicant has formally obtained a license in terms of Section 41 of the National Water Act (Act 36 of 1998). And/or formal authorization in terms of General Authorizations issued under Section 39 (Government Notice 538 dated 02 September 2016), and/or if it is authorized under Schedule 1 of the National Water Act, 1998 (Act 36 of 1998).
6. No pollution of surface water or groundwater may occur due to any activity in the property.

Water for domestic use

- Water provided for domestic use must comply with the SANS 241:2015 guidelines for drinking water.

Disposal of sewage

- The disposal of sewage must at all times comply with the requirements of Sections 22 and 40 of the National Water Act of 1998, (Act 36 of 1998).

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

The onus remains with the registered property owner to confirm adherence to any other relevant legislation that any activities might trigger and/or need authorization.

Please do not hesitate to contact the above official should there be any queries.

Yours faithfully

Liguduwc
MR JAN VAN STADEN
CHIEF EXECUTIVE OFFICER (Acting)



CONSERVATION INTELLIGENCE: SOUTH

postal 16 17th Avenue, Voëlkop, Hermanus, 7200
physical 16 17th Avenue, Voëlkop, Hermanus, 7200
website www.capenature.co.za
enquiries Rhett Smart
telephone 087 087 8017
email rsmart@capenature.co.za
reference LS14/2/6/17/2/559-126_residential_Kleinmond
date 9 July 2025

Lornay Environmental Consulting
P.O. Box 1990
Hermanus
7200

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

Dear Ms Naylor

Draft Basic Assessment Report for the Proposed Dwelling on Portion 126 of the Farm Hangklip 559 and Access Road over Remainder of Farm 562, Kleinmond

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

CapeNature did not support the first version of the Basic Assessment Report (BAR) due to insufficient information as there were no specialist studies nor site sensitivity verification undertaken for the highly ecologically sensitive location.

Screening Tool and Site Sensitivity Verification Report

The results from the screening tool indicate very high sensitivity for terrestrial biodiversity and aquatic biodiversity and high sensitivity for animal species and plant species. The site sensitivity verification report indicates that the plant species and terrestrial biodiversity themes are addressed in a botanical assessment and the aquatic biodiversity in an aquatic biodiversity assessment.

For the animal species theme there are 5 species flagged as high sensitivity and 5 species as medium sensitivity each of which is briefly discussed based on literature. The source of information used by the environmental assessment practitioner should be referenced. It is motivated that the location of the dwelling within a historical quarry has resulted in disturbed habitat and therefore the sensitivity as faunal habitat is less than the remainder of the property. A mitigation measures is included for the bird species for a pre-construction scan for the presence of the species, in particular nests. We wish to query who will undertake the scan as it will require relevant expertise and what the proposed actions are if the presence is confirmed.

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

Board Members: Ms Marguerite Loubser (Chairperson), Prof Gavin Maneveldt (Vice Chairperson), Mr Tom Blok, Ms Reyhana Gani, Dr Colin Johnson, Ms Ayanda Mvundaba, Prof Nicolaas Olivier, Ms Chwayita Shude-Mareka, Dr Razeena Omar

Botanical Assessment

The botanical assessment agrees with the National Vegetation Map whereby Kogelberg Sandstone Fynbos occurs across the site with Hangklip Sand Fynbos encroaching in the south-east. The vegetation is in a pristine condition which concurs with the mapping as Critical Biodiversity Area I (CBA). There are however two small disturbance footprints consisting of historical quarries which have undergone a level of rehabilitation over the past 10-15 years. The quarries contain similar but fewer species to the surrounding area. A total of 11 plant species of conservation concern (SCCs) were recorded, but none of these were recorded within the old quarries. An extensive list of other species encountered is also provided. We wish to note that according to the online SANBI Red List, *Spatalla longifolia* is listed as endangered (recorded as near threatened) and *Spatalla racemosa* is listed as near threatened (not included as an SCC).

The sensitivity mapping is based on the findings regarding the vegetation condition and composition and the presence of SCCs. The two quarry footprints are mapped as medium sensitivity, the sections of Hangklip Sand Fynbos and wetland habitat are mapped as very high sensitivity with the remainder mapped as high sensitivity. The site ecological importance (SEI) in terms of the Species Environmental Assessment Guideline was not calculated, however the outcomes are likely to be the same or similar with regards to sensitivity mapping.

The recommendation was that the footprint of the dwelling must be located within one of the two disturbance footprints. A recommended access route to the quarries was also provided. An impact rating is not provided for the proposed dwelling, however the recommended access route would have a medium negative impact. Other alignments for the access route will traverse more sensitive areas and is likely to have a high negative impact. A prescribed burn prior to commencement is recommended as a mitigation.

A more detailed investigation was subsequently undertaken of the access road alignment. Confirmation was provided from the roads authorities that the only feasible/acceptable turn-off from the R44 is directly opposite the turn-off to the wastewater treatment works. Using this as a baseline, a relatively direct route was identified to the proposed footprint which will impact on the fewest SCCs and will have the least impact on terrestrial biodiversity. The impact for the revised access road alternative is however also rated as medium negative impact.

An impact of medium significance or higher is within the thresholds requiring a biodiversity offset, however only after following the mitigation hierarchy of avoid, minimize, mitigate/rehabilitate and only then if the impact significance is still of medium significance or higher, a biodiversity offset should be investigated. The access road will traverse the adjacent property on Remainder of Farm 562.

Aquatic Biodiversity Assessment

The aquatic biodiversity assessment was undertaken after the identification of the preferred access road in the botanical assessment. Ground-truthing was undertaken for delineation of the

watercourses on site, however only for the watercourses within the vicinity of the proposed dwelling and access road. The two watercourses are located on Remainder of Farm 562.

The proposed alignment of the road is located within a seep wetland as mapped in the National Wetland Map. We note the property referred to is 125/559 however the watercourses are on Remainder of Farm 562, as 125/559 is to the west of 126/559. The ground-truthing confirmed the presence of the mapped wetland features, however the extent of the delineated seep wetland was less. The wetland delineation map indicates that the wetland is restricted to the start of the access road adjacent to the R44 but extends further on each side of the road.

We wish to refer to the BAR application for the cemetery drain on Remainder of Farm 562. The cemetery is located to the north of the proposed access road and there is a channelled valley bottom wetland between the access road and the cemetery. The wetland delineation for this aquatic biodiversity assessment is similar to the cemetery drain application, taking into account the differing project area of influence. No wetlands are mapped within the proposed dwelling footprint.

The present ecological state (PES) was assessed with E (severely modified) for hydrology, B (largely natural) for geomorphology and C (moderately modified) for vegetation, with an overall category of D (largely modified). The reason for the low score for hydrology is the impact of the R44 which has impeded flow. The motivation for the vegetation is that it takes into account the modification of part of the wetland by the road and therefore varies from the description of the pristine condition of the vegetation on site in the botanical assessment.

The ecological importance and sensitivity (EIS) is calculated using a table with the overall result of moderate EIS. Some of the ratings are queried including presence of Red Data species for which the botanical assessment confirmed the presence of multiple SCCs and undertook a detailed site survey of the alignment, and the confidence should therefore be 5/5 instead of 2/5. The protection status of the wetland is also queried (refer to discussion regarding Rem 562 below). The PES and EIS is also calculated for the channelled valley bottom wetland, however it will not be directly impacted by the proposed development. We do however wish to note the cemetery drain with regards to existing impacts on hydrology.

Several impacts are identified for the construction phase which are rated as low or very low significance prior to mitigation, but can all be reduced to low significance after mitigation. For the operational phase the impacts on alteration of flow regime and water quality impairment are rated as medium negative prior to mitigation with the other low negative, while all can be reduced to very low negative with mitigation. The impact ratings are below the thresholds requiring a wetland offset or biodiversity offset. We do however wish to contrast the impact ratings of the aquatic biodiversity assessment and the botanical assessment considering the description of the pristine condition of the site as described in the botanical assessment. We do however support the proposed mitigation measures in the aquatic biodiversity assessment which should be considered essential mitigation.

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

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An alternative alignment is investigated which accesses the proposed dwelling from the cemetery. There is an existing access road to the cemetery after which the alignment skirts the perimeter of the cemetery and then loops above the channelled valley bottom wetland to access the disturbance footprint. The alternative alignment is recommended as preferred as it only crosses two non-perennial drainage lines above the channelled valley bottom wetland and the impact ratings are accordingly lower than for the project preferred alternative.

Remainder of Farm 562

The Remainder of Farm 562 is owned by the Overstrand Municipality and according to the CapeNature spatial data for local authority nature reserves and from personal communication with the Overstrand Municipality Environmental Management section forms part of the Kleinmond Local Authority Nature Reserve managed by the municipality. For this reason, the property is mapped as Protected Area on the Western Cape Biodiversity Spatial Plan (BSP). However, the property is not included as part of the nature reserve on the Department of Forestry, Fisheries and the Environment (DFFE) Protected Areas Register. The property also forms part of the core of the Kogelberg Biosphere Reserve. Only statutory protected areas are permitted to be part of the core zone of a biosphere reserve.

Based on the available information there is a high likelihood that the proposed access road traverses a protected area, although further confirmation is required regarding the exact status. In accordance with the BSP, any developments within a NEM:PAA protected area must be compliant with the protected area management plan (PAMP) for the protected area.

There are three NEMA listed activities applied for in the application, which apply to both the proposed dwelling and access road. According to Section 24C of NEMA which relates to the procedure for identifying the competent authority, subsection 2 states:

“(2) The Minister must be identified as the competent authority in terms of subsection (1), unless otherwise agreed to in terms of section 24C (3), if the activity-

- (a) has implications for international environmental commitments or relations, and where-
 - (i) it is identified by the Minister by notice in the Gazette; or
 - (ii) it is an activity that takes place in an area protected by means of an international environmental instrument, other than-
 - (aa) a conservancy;
 - (bb) a protected natural environment;
 - (cc) a proclaimed private nature reserve;
 - (dd) a natural heritage site;
 - (ee) the buffer zone or transitional area of a biosphere reserve; or
 - (ff) the buffer zone or transitional area of a world heritage site;”

In this regard, biosphere reserves are designated by UNESCO and therefore constitutes an international environmental commitment and can be considered an international environmental instrument. As stated, the buffer and transitional zone are excluded from this clause but not the core

zone. It is therefore our interpretation that the access road will require environmental authorisation from DFFE and will need to be applied for in a separate application to the dwelling, unless the access road does not traverse Remainder of Farm 562 as per the initial recommendation in the botanical assessment. In this regard, the cemetery drain required environmental authorisation from DFFE.

Project Proposal

Three alternative layouts are presented in the BAR, namely: the initial alternative recommended in the botanical assessment; the current preferred alternative which was recommended in the botanical addendum after it was confirmed that only one turn-off location from the R44 is acceptable; and the initial proposal in the previous draft of the BAR with the dwelling located outside of the mining footprints and with the access from the cemetery.

We wish to note that none of the layout plans provided are based on detailed surveyed plans but are only based on low resolution mapping of the constraints indicated in the specialist studies. We recommend that municipal approvals, including building plans, should be undertaken concurrently whereby detailed plans for the development proposal will be available including co-ordinates. Shape files or kmz files should be provided as part of the application. The text however states that the dwelling will be 800 m² and the access road will be 860 m in length and will be a jeep track/tweespoor.

With regards to services, potable water will be supplied through rainwater harvesting tanks and groundwater. The proposed water use is Schedule 1 and therefore does not require authorisation. However, the proposed or existing borehole should be indicated along with the connecting pipelines and any other infrastructure to determine if these require authorisation. A sealed conservancy tank will be used for sewage provision and will be located more than 100 m from the wetlands and there an agreement has been reached with a service provider regarding servicing of the tank. Electricity will be supplied by solar photovoltaic panels.

The description of the alternatives indicates three alternatives, however there are in fact four alternatives, as the suggestion by the aquatic ecologist for access through the cemetery was for the dwelling location within the quarry footprint whereas the initial proposal was for a different dwelling location. It is further described that access from a servitude to the south-west from 124/559 was considered, however this option is more ecologically sensitive due to the numerous wetlands traversed. Nonetheless it is evident that the only access road alternative which is considered feasible is the current preferred alternative due to non-biodiversity concerns, namely access through the cemetery and road safety concerns due to unsafe access from the R44.

As stated above, the impact associated with the access road as rated in the botanical assessment is of medium significance and therefore requires investigation of a biodiversity offset. However, we recommend that the mitigation hierarchy needs further investigation. The detailed designs for the access road can allow for measures which could reduce the impact significance and would include design measures to reduce the impact on wetlands and water flow.

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

Board Members: Ms Marguerite Loubser (Chairperson), Prof Gavin Maneveldt (Vice Chairperson), Mr Tom Blok, Ms Reyhana Gani, Dr Colin Johnson, Ms Ayanda Mvandaba, Prof Nicolaas Olivier, Ms Chwayita Shude-Mareka, Dr Razeena Omar

Regardless of the need for a biodiversity offset, CapeNature recommends that the applicant should investigate formal conservation of the remainder of the property. Based on the available information, the applicant also owns 125/559 and we would support the consolidation of the two properties as based on the desktop information, there are few/no opportunities for development on 125/559 as it mostly consists of pristine fynbos on steep mountain slopes. Should there be a need for an additional dwelling it would be preferable to be located adjacent to the current proposed dwelling where there is an existing access road and disturbance footprint.

The Overstrand Municipality Environmental Management Overlay Zones (EMOZ) Regulations also need to be adhered to, with this property located within the Protected Area Buffer EMOZ and Coastal Protection Zone EMOZ.

Conclusion

In conclusion, CapeNature recommends that:

- DFFE must be consulted regarding authorisation for the access road traversing Remainder of Farm 562 and the application/s should be amended accordingly.
- Further investigation of the mitigation hierarchy must be undertaken for the access road, and if still required, a biodiversity offset must be implemented.
- Detailed layout plans should be provided with co-ordinates or survey diagrams and should include the borehole and connecting pipeline.
- CapeNature can be consulted regarding options for formal conservation of the property.
- The Environmental Management Programme Report should include all mitigation measures recommended in the specialist studies and site sensitivity verification report.

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



Department of Environmental Affairs and Development Planning
Ntanganedzeni Mabasa
Directorate: Development Management, Region 1
Ntanganedzeni.Mabasa@westerncape.gov.za | Tel: 021 483 2803

REFERENCE: 16/3/3/6/7/1/E4/5/1495/22

DATE: 11 July 2025

Mr. Geoffrey Francois Fourie
PO Box 4414
EMPANGENI
3880

Cell: 082 857 5288

Email: gfranfour@gmail.com

Dear Sir

COMMENT ON THE REVISED DRAFT BASIC ASSESSMENT REPORT ("BAR") IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT ("NEMA"), 1998 (ACT NO. 107 OF 1998) AND THE ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014 (AS AMENDED) FOR THE PROPOSED DEVELOPMENT OF A SINGLE RESIDENTIAL DWELLING AND ASSOCIATED INFRASTRUCTURE ON PORTION OF PORTIONS 125 AND 126 OF FARM NO. 559 AND REMAINDER OF FARM NO. 562, PRINGLE BAY.

1. The electronic copy of the draft BAR, as received by this Department on 29 May 2025, and the Department's acknowledgement thereof issued on 6 June 2025, refer.
2. Following the review of the information submitted to this Department, the following is noted:
 - 2.1 The clearance of indigenous vegetation to develop a single residential dwelling and associated infrastructure of approximately 800m² on Portions 125 and 126 of Farm No. 559, and Remainder of Farm No. 562, Pringle Bay.
 - 2.2 Access to the proposed dwelling will be via a new jeep track / twee spoor style road. The proposed access road will be from the R44, directly opposite the Wastewater Treatment Works turn-off, and will traverse municipal land (Remainder of Farm 562) via a to-be-registered servitude to reach the residential site on Portion 126. It will be approximately 860m in length and approximately 3m wide.
 - 2.3 A conservancy tank will be used for sewage treatment, which will be serviced by the municipality.
 - 2.4 Rainwater will be harvested for domestic use and electricity supply will be provided via solar power.
 - 2.5 There is a wetland on site. The proposed house will be located more than 32 m from the wetland, but the access road will be aligned in close proximity thereto.
 - 2.6 The site contains Kogelberg Sandstone Fynbos vegetation, which is classified as a critically endangered vegetation type with species of Conservation Concern ("SCC") identified on the site.
 - 2.7 The site is zoned Agriculture Zone 1 and is located outside the urban area of Caledon.



3. This Directorate's comments are as follows:

- 3.1 The applicant declaration is dated 2023, which is not in accordance with the requirements. It is important to note that by signing this declaration, the applicant is confirming that they are aware and have taken cognisance of the contents of the report submitted. Furthermore, through signing this declaration, the applicant is making a commitment that they are both willing and able to implement the necessary mitigation, management and monitoring measures recommended within the report with respect to this application. An updated applicant declaration must be provided with any future submissions.
- 3.2 Activity 14 of Listing Notice 3 is triggered by the proposed development and must be included and addressed in the list of activities being applied for. In addition, if Activity 15 of Listing Notice 3 is applicable, it must be also included and addressed in the list of activities being applied for.
- 3.3 Based on the information provided, the proposed jeep track will be aligned in proximity to the delineated wetland but will not encroach into it. It is however indicated that Activity 19 of Listing Notice 1 will be triggered since *"there there may be instances where material will need to be placed along the jeep track length to allow for access, particularly during wet periods"* Not further information is provided. This must be explained. This aspect was also not assessed and addressed as part of the project details and specialist assessments.
- 3.4 It is specified that the new jeep track will provide access to both Portion 126 and Portion 125. Please clarify whether the access to Portion 125 is included in the scope of this project since it was not included in the Site Development Plan for the preferred alternative or adequately assessed and addressed.
- 3.5 The Botanical Assessment ("BA") dated 21 August 2023 identified the most suitable areas for development from the botanical impact perspective. It did not assess or address the potential impacts associated with the proposed development and whether the identified impacts can be avoided or effectively mitigated to an acceptable level. The BA also includes the following statement: *"The exact meaning of the No Go alternative in this case is not known, but presumably it would be permission for just one building and no subdivision, but as the location or size of any such dwelling has not been provided it cannot be accurately assessed"*. It must therefore be updated to include an assessment of the proposed development and identify the required mitigation measures to address any associated potential botanical impacts.

Similarly, the addendum to the BA dated 23 October 2023 confirms the following: *"This route is acceptable from a botanical perspective and would have no more than a Medium negative botanical impact, and is currently the preferred road access route to the proposed house site."* No mitigation is recommended. Hence, if this is the residual impact that cannot be mitigated, a conservation set aside or even a biodiversity offset may be required to address the medium negative impact. This aspect must be confirmed and addressed as part of the basic assessment process.

- 3.6 CapeNature must confirm whether their previous comment has been adequately addressed. This is with specific reference to the specialist findings and the response and recommendation provided to address the potential faunal impact.

- 3.7 It is indicated that a General Authorisation in terms of the National Water Act, 1998 (Act No. 36 of 1998) will be applied for as recommended by the freshwater specialist findings. Breede-Olifants Catchment Management Agency ("BOCMA") must confirm whether a General Authorisation or Water Use Licence is applicable. In addition, proof of submission of the application to the BOCMA and a copy of the application information must be included in the BAR.
 - 3.8 Section 38(1)(a)(iii) of the National Heritage Resources Act, 1999 (Act No. 25 of 1999) ["NHRA"] may be applicable to the proposed development. A comment must be obtained from Heritage Western Cape in this regard.
 - 3.9 The conservancy tank will be serviced by a private contractor (Boland Toilet Services) to ensure compliance with environmental and health standards. Written confirmation must be provided that the registered service provider has the capacity to regularly service the conservancy tank.
 - 3.10 It is noted that the landowner consent form will be submitted with the Final BAR. Since a component of the proposed development will be on land not owned by the proponent, a copy of the landowner consent must be included with the submission of the application form and not with the submission of the Final BAR.
 - 3.11 Comment from, but not limited to the following Organs of State must be obtained:
 - 3.11.1 BOCMA
 - 3.11.2 CapeNature
 - 3.11.3 Overstrand Municipality
 - 3.11.4 Overberg District Municipality
 - 3.11.5 Department of Infrastructure
 - 3.12 A comprehensive Comments and Response Report that includes all the comments received and the responses thereto must be included in the BAR. In addition, please ensure that copies of all the comments received are attached to the BAR.
 - 3.13 The Public Participation Process ("PPP") must comply with the requirements of Regulation 41 of the EIA Regulations 2014, and proof of compliance with all the steps undertaken must be included in the BAR.
 - 3.14 Please ensure the Basic Assessment Report and EMPr contain all information requirements outlined in Appendices 1 and 4 respectively of EIA Regulations, 2014 [as amended]. Omission of any required information may result in the application for Environmental Authorisation being refused.
4. Kindly quote the abovementioned reference number in any future correspondence in respect of the application.
 5. Please note that the proposed development may not commence prior to an Environmental Authorisation being granted by the Competent Authority.

6. This Directorate reserves the right to revise its comments and request further information from you based on any new or revised information received.

Yours faithfully
Andrea
Thomas
..HEAD OF COMPONENT

Digitally signed by
Andrea Thomas
Date: 2025.07.11
13:07:32 +0200

ENVIRONMENTAL IMPACT MANAGEMENT SERVICES: REGION 1
DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

CC: [1] Ms Michele Naylor (Lornay Environmental Consulting)
[2] Ms Tamzyn Zweig (Overstrand Municipality)

Email: michelle@lornay.co.za
Email: tzweig@overstrand.gov.za



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

OUR REFERENCE : 20/9/2/4/2/988
YOUR REFERENCE : G-BAR
DEA&DP REFERENCE : 16/3/3/6/7/1/E4/5/1495/22
ENQUIRIES : Cor van der Walt/Fadwa Mohammed

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

Att: Michelle Naylor

BASIC ASSESSMENT REPORT

**PROPOSED DEVELOPMENT OF A SINGLE RESIDENTIAL DWELLING AND ASSOCIATED
INFRASTRUCTURE: DIVISION CALEDON
PORTION 125 OF THE FARM NO 559
PORTION 126 OF THE FARM NO 559
REMAINDER OF THE FARM NO 562**

Your application of 30 May 2025 has reference.

From an agricultural perspective, the Western Cape Department of Agriculture has no objection to the proposed application.

Please note:

- That this is comment to the relevant deciding authorities in terms of the Subdivision of Agricultural Land Act 70 of 1970.
- 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. C.J. van der Walt

LANDUSE MANAGER: LANDUSE MANAGEMENT

2025-09-15

Copies:

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

Overstrand Municipality
PO Box 20
Hermanus
7200

Njabulo

From: michelle@lornay.co.za
Sent: Thursday, 18 September 2025 11:58
To: 'Njabulo'
Subject: FW: Application for the submission of a property environmental study for comment
- App No: 2025-09-0078

geoff



LORNAY

ENVIRONMENTAL CONSULTING

Michelle Naylor

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

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

You are receiving communication from us for professional reasons or as an identified Interested and Affected Party only. The Protection of Personal Information Act (POPIA) requires that we protect your information and that we obtain your consent to communicate with you in the future.

If you wish to be removed from any data list, please state so and we will remove your details.

Note that we will only use your personal information in a confidential and professional manner relating to this specific project.

From: Application Manager <applications@westerncaperoadsinfrastructure.org.za>
Sent: Thursday, 18 September 2025 10:35
To: michelle@lornay.co.za
Subject: Application for the submission of a property environmental study for comment - App No: 2025-09-0078

Dear Lornay Environmental Consulting

The message below refers to your application for the submission of a property environmental study for comment (Application No - 2025-09-0078) submitted to the Western Cape Government on 2025/08/25:

Properties related to the application :

- Portion 126 of Farm HANGKLIP 559, CALEDON

Supporting documents submitted with the application :

- Power of Attorney Letter - (SKM_C450i25051911420.pdf)
- Title Deed - (Hangklip Title Deeds .pdf)

- Application Motivation - (Motivation letter.pdf)
- Application Cover Letter - (email correspondence.pdf)

The matter is receiving attention, and further communication will be addressed to you as soon as circumstances permit.

Best Regards,
Western Cape Government



*Note:
Please ensure that you reply to this email when corresponding with us and that the application number is correctly contained in the subject line in the format App No: xxxx-xx-xxxx. Emails without this number correctly added to the subject line will not be monitored or received.*



Department of Infrastructure

Vanessa Stoffels

Chief Directorate: Road Planning

Vanessa.Stoffels@westerncape.gov.za | Tel: 021 483 4669

Ref: TPW/CFS/RP/LUD/ACC-21/44 (Application No: 2025-09-0078)

Lornay Environmental Consulting
PO Box 1990
HERMANUS
7200

Attention: M Naylor

Dear Madam

**REMAINDER OF FARM NO.562 AND PORTION 126 OF FARM HANGKLIP NO.559, CALEDON:
APPLICATION FOR ACCESS**

1. Your e-mail to this Branch dated 26 August 2025.
2. The subject property is located west of Kleinmond and takes access off Trunk Road 27 Section 1.
3. This application is for new access off Trunk Road 27 Section 1, for a servitude right of way over Remainder of farm no.562 in favour of Portion 126 of farm Hangklip no.559.
4. In terms of Section 18 of the Road Ordinance, No.19 of 1976, this Branch approves access at ± 17.28 RHS ("Right Hand Side") opposite existing access to Kleinmond Wastewater Treatment Works subject to the following:
 - 4.1. The detailed design drawings for access must be submitted to this Branch's Design Directorate attention of Mr F Hunter (faiz.hunter@westerncape.gov.za, tel: 021 831 8751) for approval.
 - 4.2. All costs associated with the construction of the access are for the account of the applicant; and
 - 4.3. Before construction work takes place in the road reserve, the District Roads Engineer-Paarl (e-mail: drepaarl.technical@westerncape.gov.za) must authorise the work to be undertaken.

Yours Sincerely

DD FORTUIN

For DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH

DATE: 24 OCTOBER 2025



TPW/CFS/RP/LUD/ACC-21/44 (Application No: 2025-09-0078)

ENDORSEMENTS

1. Lornay Environmental Consulting
Attention: Ms M Naylor (e-mail: michelle@lornay.co.za)
2. DRE Paarl (e-mail: drepaarl.technical@westerncape.gov.za)
3. Ms PZ Govu (e-mail)
4. Mr J Van der Merwe (e-mail)
5. Mr DD Fortuin (e-mail)