LORNAY
ENVIRONMENTAL CONSULTING

PROOF OF PUBLIC PARTICIPATION

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

Updated 05 November 2026

Consultant:

Michelle Naylor | Env. Consultant **|** M.Sc., Pr. Sci. Nat., EAPASA
cell: 083 245 6556**|** michelle@lornay.co.za **|** www.lornay.co.za
Unit 5/1F, Hemel & Aarde Wine Village, Hermanus, 7200
Lornay Environmental Consulting Pty Ltd**|** Reg 2015/445417/07

Contents

1. BACKGROUND INFORMATION 3
2. PREVIOUS PUBLIC PARTICIPATION 3
2.1. 2020 Public Participation Summary of comments received 3
2.2. Comments and Response of 2020 comments received 9
2.3. 2021 Public Participation Process 39
2.4. 2024 Public participation Process 46
2.5. Comments received during 2024 Public participation 56
2.6. Summary of comments and responses raised in previous rounds of public participation: 99
3. IN PROCESS PUBLIC PARTICIPATION (PPP 4) – LORNAY ENVIRONMENTAL CONSULTING 101
3.1. Summary 101
3.2. List of interested and affected parties and organs of state 101
3.3. Written Notice to I&APs and Organs of State on Draft BAR 105
3.4. Proof of Notice to I&APs And Organs Of State 106
3.5. Noticeboards 134
3.6. Comments and response report and register for I&AP's 136
3.7. Comments received during PPP 4 261
4. FINAL ROUND OF PUBLIC PARTICIPATION – PPP 5 301

1. BACKGROUND INFORMATION

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

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

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

2. PREVIOUS PUBLIC PARTICIPATION

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

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

Note that Lornay Environmental Consulting has conducted the following Public Participation – to be detailed further in this report:

a. In process PPP 4: 12 March 2025 to 11 April 2025 – notice to all registered I&APs.
b. Application withdrawn and SDP revised in line with comments rece3ived
c. In process PPP 5: 24 April 2025 to 26 May 2025 – notice to all registered I&AP's and a advertisement in the Swartland Journal on the 24 April 2026.
d. CURRENT & FINAL PPP6: November 2026

2.1. 2020 Public Participation Summary of comments received

Extract from previous EAP (Charel Bruwer):

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

- Site investigations commenced to gather information that could be used to compile a Background Information Document
- During mid-February 2020 information was also collected to compile a NID to submit to HWC to determine soonest whether there was any information available that

would indicate that specialist studies would be required under Section 38 of the South African Heritage Resources Act. This work was done in order to empower the Applicant to determine beforehand what the financial implications on the proposed environmental impact assessment process would be and whether any adverse environmental conditions existed that would decide against the proposed project. Due to the subsequent lockdown and uncertainty at that time (27 March 2020), the NID was only submitted to HWC on 28 May 2020

- From mid-February 2020 the impact assessment process as required under NEMA 2014 (as amended) proceeded. Field surveys were completed, initial potential I&APs, state departments, organs of state, etc., etc., were listed, contact details obtained and the BID, newspaper and on-site adverts finalised.
- The public participation process that was followed in the abovementioned instance was designed from the onset driven by the DEA&DP NEMA EIA Guideline on Public Participation and was initiated immediately before the implementation of the Covid-19 lockdown regulations by the National Covid-19 Command Council, by the following series of events, which occurred more or less simultaneously:

  - social profiling as described in the literature was employed to determine the key characteristics of the groupings within the surrounding community as well as the organs of state that have an interest in the proposed development as starting point for identifying potential stakeholders;
  - brainstorming sessions were held with the authorities and design team to further identify key stakeholders who may have an interest in, or be affected by the proposal;
  - an on-site notice board was fixed at a place conspicuous to the public at the boundary of the site, giving details of how to engage in the process, as well as the 30-day deadline for comment, etc (see On-site photograph attached). This 30-day comment period was later extended to 60 days to 26 May 2020 as per the Covid-19 instruction given by DEADP in their Circular 0003/2020;
  - a Background Information Document (BID) was compiled that contained enough detail that could be made available to potential I&APs, either by direct posting or upon request in response to the on-site advert, to allow them access to information to make informed inputs to the application process (see copy of BID1 attached);
  - the availability of the BID was brought under the attention of all initially identified I&APs, organs of state and other mentioned parties as always, by post (see List of Initial I&APs in Table 1) as the SA Post Office Services were still functional at that stage;
  - the site advert, and the BID gave details of the application, which is subjected to public participation as well as stated:
    - that Basic Assessment procedures were being applied to the application for authorisation
    - stating the nature and location of the activity to which the application relates;
    - where further information on the application and proposed activity could be obtained;
    - and the manner in which, as well as the person, to whom representations in respect of the application could be made, giving contact details;

- informing potential Interested and Affected Parties about the process requirements for formal registration as I&AP who will be further involved in the application process;
- as well as the deadline for registration and comment.

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

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

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

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

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

RDM&CL ADAMS		PO BOX 312	RIEBEEK KASTEEL	7307
ORDIPART PTY LTD		POSBUS 19	MOOKETSI	0825
L OLCKERS		POSBUS 301	RIEBEEK KASTEEL	7307
AG&CB McDONALD		PO BOX 5178	CAPE TOWN	8000
CJ BASSON		POSBUS 2370	ERMELO	2350
RGH&AR HOUGHTON		PO BOX 241	RIEBEEK KASTEEL	7307
L VISSER		POSBUS 92	RIEBEEK KASTEEL	7307
KA CLASSEN		P O BOX 119	RIEBEEK KASTEEL	7300
ID ACKERMANN & WC GROENEWALD	47 FONTEIN STREET	P O BOX 304	RIEBEEK KASTEEL	7307
JC BADENHORST		VAN RIEBEEKSTRAAT 2	RIEBEEK KASTEEL	7307
KA McGEE		PO BOX 268	RIEBEEK KASTEEL	7307
RJ HUTTON-BROWN		PO BOX 285	RIEBEEK KASTEEL	7307
AJ VAN HEERDEN		STELLENOORD 28	STELLENBOSCH	7600
WELGEVONDEN TRUST		POSBUS 36	RIEBEEK KASTEEL	7307
AP&K ATKINSON		PO BOX 20	RIEBEEK KASTEEL	7307
JN&M KOTZE		POSBUS 181	RIEBEEK KASTEEL	7307
BREYTIE FAMILIE TRUST		POSBUS 150	RIEBEEK KASTEEL	7307
GH&A STEYN		POSBUS 175	RIEBEEK KASTEEL	7307
MJ&C VAN ZYL		POSBUS 17	RIEBEEK KASTEEL	7307
A VLOK	Morester Trust	POSBUS 8	RIEBEEK KASTEEL	7307
DJ BELLAMY	11 Wherry Road		MUIZENBERG	7945
MJ&J MEREDITH		POSBUS 245	RIEBEEK KASTEEL	7307
INGARSTAD EIENDOMSONTWIKKELING		POSBUS 210	RIEBEEK KASTEEL	7307
PA BOWEN		PO BOX 32	RIEBEEK KASTEEL	7307
EQUATORIAL PROPERTY INVESTMENTS CC		1 REDLANDS ROAD	MILNERTON	7441
AP BRUWER		BRACKENHURST	ALBERTON	1448
The Municipal Manager	Swartland Munisipaliteit	PRIVAATSAK X52	MALMESBURY	7299
KLOOVENBURG TRUST		POSBUS 2	RIEBEEK KASTEEL	7307
BOTHMANSKLOOF TRUST		POSBUS 2	RIEBEEK KASTEEL	7307
Ms Chanel Rampartab	Cape Nature	P/Bag X5014	STELLENBOSCH	7599
The Director	Heritage Western Cape	P/Bag X9067	CAPE TOWN	8000
Mr Cor van der Walt	Dept of Agriculture	P/Bag X1	ELSENBURG	7607
Head of Department	WCG: Transport and Public	P/Bag X9185	CAPE TOWN	8000

	Works			
The Director	DEADP: Pollution Management	Private Bag X9086	CAPE TOWN	8000
The Director	DEADP: Waste Management	Private Bag X9086	CAPE TOWN	8000
The Director	DEADP: Biodiversity	Private Bag X9086	CAPE TOWN	8000
The Director	DEADP: Development Management	Private Bag X9086	CAPE TOWN	8000
The Chief Director	Dept of Water and Sanitation	Private Bag X16	SANLAMHOF	7532
The Manager	West Coast District Municipality	P O BOX 242	MOORREESBURG	7310
Rdl D Bess	Swartland Munisipaliteit	PRIVAATSAK X52	MALMESBURY	7299

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

MJ&J MEREDITH		POSBUS 245	RIEBEEK KASTEEL	7307
PA BOWEN		PO BOX 32	RIEBEEK KASTEEL	7307
L OLCKERS		POSBUS 301	RIEBEEK KASTEEL	7307
WK&M SCOTT		P.O BOX 35	RIEBEEK KASTEEL	7307
IH&L MANLEY		POSBUS 176	RIEBEEK KASTEEL	7307
D KING		P O BOX 114	RIEBEEK KASTEEL	7307
Ms Chanel Rampartab	Cape Nature	P/Bag X5014	STELLENBOSCH	7599
The Director	Heritage Western Cape	P/Bag X9067	CAPE TOWN	8000
Mr Cor van der Walt	Dept of Agriculture	P/Bag X1	ELSENBURG	7607
Head of Department	WCG: Transport and Public Works	P/Bag X9185	CAPE TOWN	8000
The Director	DEADP: Pollution Management	Private Bag X9086	CAPE TOWN	8000
The Director	DEADP: Waste Management	Private Bag X9086	CAPE TOWN	8000
The Director	DEADP: Biodiversity	Private Bag X9086	CAPE TOWN	8000
The Director	DEADP: Development Management	Private Bag X9086	CAPE TOWN	8000
The Chief Director	Dept of Water and Sanitation	Private Bag X16	SANLAMHOF	7532
The Manager	West Coast District Municipality	P O BOX 242	MOORREESBURG	7310
Rdl D Bess	Swartland Munisipaliteit	PRIVAATSAK X52	MALMESBURY	7299
A BURGER	Swartland Munisipaliteit	PRIVAATSAK X52	MALMESBURY	7299
WA STEENKAMP		POSBUS 225	RIEBEEK KASTEEL	7307
ML MELLING		9 ST JOHNS ROAD	KALK BAY	7975
CM BUCKLEY/CD LAKEY		PO BOX 163	RIEBEEK KASTEEL	7307
J-A KAMERMAN		P O BOX 258	RIEBEEK WEST	7306
Person-in-Charge	Riebeek Valley Ratepayer's Ass	P O BOX 258	RIEBEEK WEST	7306

RDM&CL ADAMS		PO BOX 312	RIEBEEK KASTEEL	7307
D SCHOEMAN		P O BOX 179	RIEBEEK KASTEEL	7307
T JAMNECK		P O BOX 67	RIEBEEK KASTEEL	7307
F&F POTGIETER		P O BOX 326	RIEBEEK KASTEEL	7307
A BOWEN		PO BOX 32	RIEBEEK KASTEEL	7307
D BELLAMY	11 Wherry Road		MUIZENBERG	7945
B KAMPEN & N VADERS		P O BOX 97	RIEBEEK KASTEEL	7307
B FRIEDLANDER		P O BOX 355	RIEBEEK WEST	7306
G FRIEDLANDER		P O BOX 355	RIEBEEK WEST	7306
MJ&C VAN ZYL		POSBUS 17	RIEBEEK KASTEEL	7307
A GOEDHART	61 Main Road		RIEBEEK KASTEEL	7307
KA CLASSEN		P O BOX 119	RIEBEEK KASTEEL	7307
G&M WALTERS		P O BOX 527	RIEBEEK WEST	7306
L Struik & L v Tuyll	11 Maree Street		RIEBEEK KASTEEL	7307
ID ACKERMANN & WC GROENEWALD		P O BOX 304	RIEBEEK KASTEEL	7307
L VISSER		P O BOX 92	RIEBEEK KASTEEL	7307
H BRUWER		P O BOX 10	RIEBEEK KASTEEL	7307
A VLOK	Morester Trust	POSBUS 8	RIEBEEK KASTEEL	7307
C FRIEND		POSBUS 222	RIEBEEK KASTEEL	7307
F&L HELLMANN		P O BOX 39	RIEBEEK KASTEEL	7307
J LLOYD		P O BOX 370	RIEBEEK KASTEEL	7307
D JOUBERT	Dacoma Trust	POSBUS 5	RIEBEEK KASTEEL	7307
A BRUWER		P O BOX 82	RIEBEEK KASTEEL	7307
C WRIGHT		P O BOX 60	RIEBEEK KASTEEL	7307

2.2. Comments and Response of 2020 comments received

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

No	Name	Email / Address	Date	Comment	Response
1	Michael John Meredith	michael@here-be-dragons.co.za	22/04/2020	• Expressed concerns about the property development, petrol station, access from Fontein Street, Municipality and the overall environmental impact of the proposed development.	We hereby wish to confirm that you are registered as an I&AP that will further be involved in the environmental impact assessment process under NEMA 2014 (as amended). We notice from your letter that you have only mentioned issues under 5 broad headings without providing any reasons why these issues area of concern to you. Could you please provide explanatory reasons why these are of concern, in order for us to address them coherently in future documentation to be compiled as directed under NEMA 2014 (as amended). Thank you
2a	Mr W.K Scott	Bill.mare@wcaccess.co.za	22/04/2020	Issues, concerns and impacts to be addressed and personal interest; Fontein street will not be able to cope with the traffic re 85 units and its partly dust road also traffic joining into hoof street. Erf 878 is mainly wetlands with a lot of surface water. The bird life will disappear Can Swartland Municipality afford supplying all the services when we still have a lot of empty plots in Riebeek Kasteel. We will have three houses right onto our broader with no green belt in place.	Traffic Impact Assessment: A professional traffic assessment will be conducted to determine the necessary traffic parameters for the proposed development. Drainage & Stormwater Management: Two drainage lines cross the property from vineyards to the west. While the site may be wet in winter, no wetland vegetation was observed during a March 2024 site visit. There are no Freshwater Ecosystem Protected Areas (FEPAs) listed under legislation. Stormwater management will need to address runoff. Fauna & Birdlife: About 25 privately owned springbok are present on-site but will not be incorporated into the development. Birdlife is currently limited due to low habitat diversity, but the introduction of diverse vegetation in the new development may attract garden birds. Municipal Services: Discussions are ongoing with Swartland Municipality, and a confirmation letter will be obtained to confirm service availability for the development. Subdivision Plan & Greenbelts: Town Planning Consultants have drafted a subdivision plan considering greenbelt requirements. Concerns raised will be forwarded for potential influence on the final layout.
2b	Ms M Scott	Bill.mare@wcaccess.co.za	22/04/2020	Issues, concerns and impacts to be addressed and	• Traffic Impact Assessment: A professional traffic

				personal interest; Fontein street will not be able to cope with the traffic re 85 units and its partly dust road also traffic joining into hoof street. Erf 878 is mainly wetlands with a lot of surface water. The bird life will disappear Can Swartland Municipality afford supplying all the services when we still have a lot of empty plots in Riebeek Kasteel. We will have three houses right onto our broader with no green belt in place.	assessment will be conducted to determine the necessary traffic parameters for the proposed development. • Drainage & Stormwater Management: Two drainage lines cross the property from vineyards to the west. While the site may be wet in winter, no wetland vegetation was observed during a March 2024 site visit. There are no Freshwater Ecosystem Protected Areas (FEPAs) listed under legislation. Stormwater management will need to address runoff. • Fauna & Birdlife: About 25 privately owned springbok are present on-site but will not be incorporated into the development. Birdlife is currently limited due to low habitat diversity, but the introduction of diverse vegetation in the new development may attract garden birds. • Municipal Services: Discussions are ongoing with Swartland Municipality, and a confirmation letter will be obtained to confirm service availability for the development. • Subdivision Plan & Greenbelts: Town Planning Consultants have drafted a subdivision plan considering greenbelt requirements. Concerns raised will be forwarded for potential influence on the final layout.
3a	Jennifer-Anne Kamerman	jennifer@midpoint.co.za	22/04/2020	REFERENCE NO. 020/02/302 (Riebeek Kasteel Erf 878) ISSUES, CONCERNS AND IMPACTS TO BE ADDRESSED AND PERSONAL INTEREST (not in order of priority): 1. Ecological impact: ground-water contamination; threat to critically endangered endemic fynbos. 2. Traffic and noise impact. 3. Visual impact: Change to sense of place. Scale of footprint. 4. Socio-economic impact: Job losses in hospitality and tourism industries. 5. Need and desirability of the proposed development.	**Drainage & Groundwater Impact**: • Two drainage lines cross the property, mainly from large vineyard areas. • The primary drainage line runs outside the northern border, while a smaller one leads to a man-made fountain in the wet season. • The proposed development on Erf 878 is expected to have minimal groundwater impact compared to surrounding agricultural and residential areas. • Stormwater management must address runoff and integrate with existing infrastructure. **Threat to Critically Endangered Fynbos**: • The area historically consisted of Swartland Shale

					Renosterveld, classified as Critically Endangered. • Past agricultural activities have significantly altered the site, leaving little to no intact renosterveld. • Currently, the land is used for grazing (~25 Springbok). • A botanical specialist may be consulted based on the Screening Tool outcome. **Traffic Impact Assessment**: • A professional traffic impact assessment will be conducted to ensure compliance with municipal traffic and design requirements. **Sense of Place & Visual Impact**: • Erf 878 is currently a barren piece of land surrounded by agricultural and residential development. • Its location within the urban edge makes it suitable for residential development. • If designed to align with the Riebeek Kasteel aesthetic, the development should not negatively impact the sense of place. **Contribution to Hospitality & Job Creation**: • The current land use does not contribute to hospitality or job opportunities. • If approved, the development has the potential to significantly support the local economy. **Need & Desirability**: • This aspect will be thoroughly addressed in the town planning application to Swartland Municipality.
3c	Riebeek Valley Ratepayers Association (RVRA)	jennifer@midpoint.co.za	04/05/2020	Reference number. 020/02/302 (Riebeek Kasteel Erf 878) 1. Ecological impact: groundwater contamination' threat to critically endangered endemic fynbos.	**Topography & Drainage:** Two drainage lines cross Erf 878 from surrounding vineyards. One runs outside the northern border, while the other ends in a man-made fountain.

				2. Traffic and Noise impact. 3. Visual impact; change to sense of place. Scale of footprint. 4. Socio-economic impact: Job losses in hospitality and tourism industries. Need and Desirability of the proposed development.	Groundwater contribution from the proposed development is minimal due to surrounding agricultural and residential developments. Stormwater management must account for runoff and integrate with existing infrastructure. **Endangered Vegetation:** Historically, the area was covered by Swartland Shale Renosterveld (Critically Endangered). Past agricultural activities have significantly altered the vegetation. The site currently serves as grazing land for ~25 springbok. A specialist botanist may be consulted based on Screening Tool outcomes. **Traffic Impact:** A professional traffic impact assessment will be conducted to align with municipal traffic requirements. Sense of Place & Visual Impact: Erf 878 is the only barren land within a developed agricultural and residential setting. Its location within the urban edge makes it suitable for residential development. A Notice of Intent to Develop will be submitted to Heritage Western Cape for heritage considerations. Economic Contribution: Currently, Erf 878 does not contribute to the hospitality industry or job opportunities. The proposed development has the potential to contribute significantly. Need & Desirability: Will be addressed in detail in the town planning application to Swartland Municipality.
4	Mr Roderick	carrol.adams@leapfrog.co.za	23/04/2020	Dear Sir,	• Proposal Review: The proposal will be forwarded

	Adams			REFERENCE NO. 020/02/302 (Riebeek Kasteel Erf 878) ISSUES, CONCERNS AND IMPACTS TO BE ADDRESSED AND PERSONAL INTEREST: The row of houses at the back of existing properties in Fontein St. The access road could back onto the existing properties instead of their being intrusive houses. The unnecessary densification of a scenic agricultural property in the midst of a rural village characterised by larger plots and uninterrupted views. Loss of privacy, view and value of our plot 444 in Fontein St The noise from and traffic to the proposed wedding venue The destructive effect of such a commercially –driven development on the tourist industry so vital to the direct and indirect livelihoods of so many in the village	to design architects for consideration in the final development layout. • Town Planning Decision: The acceptance of the proposed layout is a town planning issue and will be decided by Swartland Municipality based on applicable regulations. • Privacy & Property Concerns: The concerns regarding privacy, view, and property value on Erf 444 in Fontein Street are noted and will be assessed in the town planning application. A registered letter will notify affected parties when the application is open for comment. • Traffic Impact Assessment: Professional traffic engineers will conduct an assessment to determine necessary traffic parameters in line with municipal requirements. • Impact on Hospitality & Jobs: The need and desirability of the development, along with its impact on the hospitality industry and job opportunities, will be thoroughly evaluated in the town planning application.
4b	Mrs Carrol Adams	carrol.adams@leapfrog.co.za	23/04/2020	Dear Sir, REFERENCE NO. 020/02/302 (Riebeek Kasteel Erf 878) ISSUES, CONCERNS AND IMPACTS TO BE ADDRESSED AND PERSONAL INTEREST: 1The ow of houses at the back of existing properties in Fontein St. The access road could back onto the existing properties instead of their being intrusive houses. The unnecessary densification of a scenic agricultural property in the midst of a rural village characterised by larger plots and uninterrupted views. Loss of privacy, view and value of our plot 444 in Fontein St The noise from and traffic to the proposed wedding venue The destructive effect of such a commercially –driven	**Topography & Drainage:** • Two drainage lines cross Erf 878 from surrounding vineyards. • One runs outside the northern border, while the other ends in a man-made fountain. • Groundwater contribution from the proposed development is minimal due to surrounding agricultural and residential developments. • Stormwater management must account for runoff and integrate with existing infrastructure. **Endangered Vegetation:** • Historically, the area was covered by Swartland Shale Renosterveld (Critically Endangered). • Past agricultural activities have significantly altered the vegetation. • The site currently serves as grazing land for ~25 springbok. • A specialist botanist may be consulted based on Screening Tool outcomes.

				development on the tourist _____industry so vital to the direct and indirect livelihoods of so many in the village.___	**Traffic Impact**: • A professional traffic impact assessment will be conducted to align with municipal traffic requirements. **Sense of Place & Visual Impact:** • Erf 878 is the only barren land within a developed agricultural and residential setting. • Its location within the urban edge makes it suitable for residential development. • A Notice of Intent to Develop will be submitted to Heritage Western Cape for heritage considerations. • • Economic Contribution: • Currently, Erf 878 does not contribute to the hospitality industry or job opportunities. • The proposed development has the potential to contribute significantly. **Need & Desirability:** • Will be addressed in detail in the town planning application to Swartland Municipality. •
5	Mrs Delene Schoeman	mistletoeschoeman@gmail.com	23/04/2020	REFERENCE ilo. O2OTO2I3O2 (RIEBEEK KASTEET ERF 878} IMPACTS, CONCERNS AND ISSUES, TO BE ADDRESSED AND PERSONAL INTEREST 1. Need of this proposed development. 2. Traffic and noise impact. 3. Socio-economic impact: Job losses in hospitality and tourism industry. 4. Visual impact: Scale of footprint and change to sense of place 5. Ecological impact: Ground water contamination, threat to critically endangered endemic fynbos.	**Need and Desirability:** The need and desirability of the proposed development will be extensively addressed in the town planning application to the Swartland Municipality. **Traffic Impact Assessment:** A professional traffic impact assessment will be conducted to determine traffic requirements and ensure compliance with local municipality standards. **Hospitality and Job Opportunities:** Currently, Erf 878 does not contribute to the hospitality industry or job creation, but if the development is approved, it has the potential to significantly contribute

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

				4 Die tarentale en se loop area en nes maak area gaan vernietig word 5. Die venue en totale ontwikkeling gaan baie geraas veroorsaak 6.N ‘’gated community” is nie in lyn met die dorp se gevoel en riglyne van inklusiwiteit nie en neem weg van die gemeenskap 7.Die Hersonering van landbougrond bine die dorpsgrense skep n president end it is juis die groen “pockets”wat Riebeek kasteel uniek maak en die waarde toevoeg aan die dorp self 8. Daar is reeds n magdom eindomme in die dorp te koop en nog n ontwikkeling beteken dat die oorspronklike dorp leeg sal loop .Die toeriste dra by tot die ekonomie van die dorp en nog n ontwikelling sal die ‘’sense of place” vernietig	development. If designed to blend with the surrounding area, it should not negatively impact the sense of place. A Notice of Intent to Develop will be submitted to Heritage Western Cape to ensure compliance with heritage requirements. Wildlife Impact: If guinea fowl are present, they may relocate to nearby agricultural areas after development. The site lacks trees, which limits roosting opportunities, but no guinea fowl were observed during site visits. Noise and Traffic: The traffic impact assessment will also include determining noise levels based on trip generation and traffic patterns. Gated Community: There is no intention for a "gated community," except possibly for a section of the retirement village for safety purposes. Agricultural Land and Urban Edge: As mentioned in Point 3, Erf 878 is within the urban edge and suitable for development. Hospitality and Job Creation: The current land does not contribute to the hospitality industry or jobs, but the proposed development has the potential to do so. The developer will need to demonstrate the need and desirability of the project in the town planning application. Concerns about the impact on the old town are unclear, and further clarification is requested.
7	DH King	donk@vipnet.co.za	25/04/2020	Dear Sir, REFERENCE NO. 020/02/302 (Riebeek Kasteel Erf 878) ISSUES, CONCERNS AND IMPACTS TO BE ADDRESSED	• Comment noted.

				AND PERSONAL INTEREST: The mix of businesses has not considered the requirements of the Valley. Many local businesses will be duplicated (e.g. the petrol station) and there is not enough demand in the Valley to make two businesses viable. Yet the Valley requires businesses like a medical facility (hospital?) and a pharmacy. There is not a private hospital in the Swartland Municipal area and the only public hospital was partly burnt down a year or so ago. This is an ideal opportunity to create such a facility and the 'catchment area' would be huge. The Valley would be ideal for a few more retirement home developments but developers have burnt their fingers, or pulled out of developments because the aged won't move here due to the lack of healthcare facilities. There isn't much else to try and attract that group of people here and it is otherwise ideally suited. The Valley has many wedding venues and surely cannot accommodate more, in particular new builds. Careful thought will have to be given to access and egress from the development because, as the plan stands, it will rely on Fontein Street (North/ South) which will be difficult to develop to carry even moderate traffic. Kloof Street (East/ West) would probably be the ideal but that would create a dangerous bottleneck/ intersection at Hermon and Kloof. The Village also desperately requires a well structured, staffed and equipped Early Childhood Development Centre to serve the residents. Suffice to say that there are more issues that need further consideration.	

				I have no personal interest in any aspect of the development but I do have an interest in maintaining the integrity of the Valley, in particular Kasteel where I reside, and ensuring that any development in such a prominent position adds to its ambiance or at least does not detract from it, and provides the residents with some of the necessary facilities currently not available to them. Many businesses in the Village survive with difficulty, the last thing needed is to create a situation where those are forced to close because of an oversupply of retailers for the population. Please ensure that I am registered as an I & AP in terms of the ACT for this development going forward. Kind Regards	
8a	Fanie Potgieter	fanpot@telkomsa.net		Ref. 020/02/302 (Riebeek Kasteel Erf 878) We oppose the entries in Fontein and Kloof street to the development because Fontein street is too narrow to properly accommodate the existing flow, and will definitely not be safe for the new increased traffic flow. 5. We also oppose the proposed petrol station because this town now, and in future, can't economically sustain another petrol station or a service station.	**Point 1**: • A traffic impact assessment will be conducted by professional traffic engineers to: • Determine the necessary traffic parameters for the proposed development. • Ensure compliance with local municipality traffic and design requirements. **Point 2**: • The need for a second service station will be assessed through: • A need and desirability assessment. • The assessment will form part of the town planning motivation submitted to Swartland Municipality.
8b	Froukje Potgieter	fanpot@telkomsa.net		Ref. 020/02/302 (Riebeek Kasteel Erf 878) We oppose the entries in Fontein and Kloof street to the development because Fontein street is too narrow to	•

				properly accommodate the existing flow, and will definitely not be safe for the new increased traffic flow. We also oppose the proposed petrol station because this town now, and in future, can't economically sustain another petrol station or a service station.	
9	Professor Emeritus P Bowen	Paul.Bowen@uct.ac.za	27/04/2020	1. Ecological impact: groundwater contamination' threat to critically endangered endemic fynbos. 2. The need for another petrol station in RK? The proximity of the petolstation to "The Barn" where food is prepared and served. 3. Traffic and Noise impact- particularly in Church Street (very busy) 4. Visual impact; change to sense of place. Scale of footprint. 5. Socio-economic impact: Job losses in hospitality and tourism industries. Need and Desirability of the proposed development.	•
10	Amanda Bowen	amandabowen@iafrica.com	27/04/2020	1. Fuel station: Unacceptable due to the close proximity to restaurants, houses & vineyards, air pollution, noise, spoiling of scenery and changing of the character of our village. 2. Wedding venue: not practical, noise, parking, and traffic congestion will be a problem, especially at a retirement village. We have more than enough wedding venues in the valley. 3. Retirement centre: Electric fencing, a main entrance gate house and beautiful design of buildings that will blwnd in with nature and current feeling in the village will be crucial. 4. Landscaping; borehole, water tanks and sprinklers will be necessary, especially during hot summer months. Trees, hedges and walkways will need consideration. 5. The feasibility, need and desirability of a retirement centre should be investigated. 6. Think green and save the planet and our loved ones.	•

11	Ms Suzanne Melling	capegypsy@hotmail.com	28/04/2020	Issues, concerns and impacts to be addresses and personal interest 1. Greatly increased traffic and noise impact 2. Ecological impact, interruption and contamination of existing naturally flowing spring 3. Destruction of peaceful, pastoral village environment 4. visual impact, scale of development footprint. 5. Increased density by 100+ homes, many on very small plots	•
12	David Bellamy	bellamydavid@hotmail.com	04/05/2020	I am concerned that the document dated 22 March 2020 re 020/02/302 was issued under the State of Disaster declared by the President Cyril Ramaphosa on 15 March, and that as movement, communications, public and professional gatherings and meetings were restricted under lockdown, proper notice of public participation was not given, and could not be given and that due process has not been able to be followed, and that any time limit contained in your document is invalid and that all advertising of proposals to interested parties must be begun again, taking special circumstances of the State of Disaster fully into account. My interest is that I am the owner of erf 294 alongside erf 878 and I am substantially affected by planned developments and I have not been approached nor informed by yourselves for comment, finding out yesterday by means of the Riebeek Valley Ratepayers Newsletter sent out on 2 May, stating that the deadline for objections is 4 May. I have been in communication with Mr Snyman, the husband of one of the executors requesting due information two years ago which has not been forthcoming to me, and I am concerned that plans and applications are not been made available for free and open public scrutiny, therefore I am objecting to this lack of transparency which I feel renders any processes carried out by Envirafrica on behalf of the Hugemont Trust incomplete. I am objecting to your planning and	•

				publicity process in its entirety as I believe it is invalid. Placing small notices on the edge of erf 878 to request public participation in the planning processes regarding your ref 020/02/302 is ineffective ass a means of communication when non-essential and pedestrian movement was legally prevented by stage 5 lockdown until 1 May, for example.	
13	Lizel Olckers	PO Box 301 Riebeek Kasteel 7307	02/05/2020	To Whom It May Concern: Ref No. 020/02/302 EnviroAfrica (Riebeek Kasteel Erf 878) I, Lizel Olckers, as the owner of an adjacent property, Erf 676 Riebeek Kasteel, to Erf 878, would hereby like to register as an effected and interested party regarding the proposed development of Erf 878 Riebeek Kasteel. Please do not hesitate to contact me for any further information. Please kindly inform me of the process going forward. Regards Lizel Olckers ID 6706260110081 2 May 2020	•
14	Bas van Kampen and Niek Vaders	bvkampen@live.nl	04/05/2020	Dear Sir, REFERENCE NO. 020/02/302 (Riebeek Kasteel Erf 878) ISSUES, CONCERNS AND IMPACTS TO BE ADDRESSED AND PERSONAL INTEREST: 1. we live in close vicinity 2. we object to the report as it is unfounded, subjective, incorrect and incomplete. 3. particularly it does not take into account serious pollution of soil, air, water, noise and visual	Background Information Document: This document is the first step under NEMA 2014 (amended) to gather comments from interested parties on the development proposal. Any issues raised will be addressed in the further development of the proposal for assessment and approval by authorities. Topography and Drainage: Investigations show that drainage lines from nearby vineyards cross Erf 878. The proposed development will have minimal impact on groundwater due to the surrounding agricultural and residential areas. Stormwater management plans will direct runoff into existing infrastructure. Sense of Place and Visual Impact: Erf 878 is an

				environment. 4. It does not take into account the specific problems of the traffic situation_	undeveloped area surrounded by agricultural and residential developments, making it suitable for residential development. The design will aim to blend with the existing ambiance of Riebeek Kasteel. The property has been used for agriculture and grazing in the past, and a heritage review will be conducted. Traffic Impact Assessment: A professional traffic impact assessment will determine traffic requirements and noise levels from the proposed development, ensuring compliance with local municipality standards.
15	Mr B Friedlander	basilfriedlander@gmail.com	06/05/2020	Issues, concerns, and impacts to be addressed and personal interest; The scoping report is yet to be done and advertised it is not up to I&AP to give advanced notice of objections.	Traffic Impact Assessment: A professional traffic impact assessment will be conducted to determine traffic requirements and noise levels, ensuring the development meets local municipality standards. Development Concerns: The issues, concerns, and impacts raised will be shared with the developer and town planning team for consideration in the development proposal. The need and desirability of the development will be addressed during the planning process, where your inputs will be considered.
16	Gail V Friedlander	Gail.friedlander@pamgolding.co.za	25/04/2020	Traffic impact Existing wedding venues and 2 fuel stations No interest in market Clients look for country life not suburban	Point 1:- A traffic impact assessment will be performed by professional traffic engineers to determine the required traffic parameters to service the proposed development and to remain within the traffic and design requirements of the local municipality. From the traffic impact assessment performed by professional traffic engineers trip generation figures will be determined in the area and from there one would be able to determine noise levels related to time of day. • Points 2,3&5:-We take note of the issues, concerns and impacts that you have raised and will pass them on to the developer and the town planning team for consideration and possible incorporation in the

					development proposal. Please note that in the town planning application to the Swartland Municipality, the need and desirability for the proposed development elements will have to be motivated. It is during this part of the planning process that your inputs will be considered
17a	M& C van Zyl	marius@okin.co.za	04/05/2020	Entrance via Fontein and Kloof Wedding venue Changes area ambiance Traffic noise Groundwater contamination	• Point 1:-Noted. At present the road indicated from Erf 878 to the corner of Fontein and Kloof Streets carries a designation of Emergency Road and is only to be used in case of an emergency. The entrance, exit and internal road layouts are currently undergoing a process of refinement by the developer, the specialist traffic engineer and planners. • Point 2:-We do not understand what the concern is with the wedding venue and would need more clarity on the issues, concerns and impacts with this element of the proposed development in order to address the specifics. • Point 3:- When one considers the sense of place and visual impact of the wider Riebeek Kasteel surrounds, Erf 878 stands out as the only undeveloped piece of land amidst the agricultural development to the south and west against the slopes of the Kasteelberg and the residential development of Riebeek Kasteel to the north and east. The location of Erf 878 is already located within the urban edge and therefore allows it to be converted to residential development and business development along Church Street, after certain approvals are obtained. The historical photographic data shows that the whole Erf 878 had previously been subjected to a variety of agricultural crops and more recently been used for planted grazing. At present the agricultural use of the property consists of providing grazing for ~25 Sprinbok (Antidorcas marsupialis). With regard to heritage issues and sense of place, a Notice of Intent to Develop will be submitted to Heritage Western Cape who will indicate if anything further needs to be done in order

					to issue a Record of Decision on the matter. • Point 4:- A traffic impact assessment will be performed by professional traffic engineers to determine the required traffic parameters to service the proposed development and to remain within the traffic and design requirements of the local municipality. From the trip generation reports it would be able to deduct the increase in noise levels and at what time of the day these occur. • Point 5:- Our investigations indicate that the topography has led to two drainage lines crossing the property from the highly developed, very large areas of vineyards in comparison to Erf 878, located to the west of the Erf 878. The main one runs just outside the northern border of the property and a small one ending up in a man-made structure that apparently is a fountain during the wet season due to the increased runoff. Thus it stands to reason that the contribution to groundwater from the proposed development on Erf 878 would be minimal if one considers the vast areas of agricultural and similar residential development surrounding Erf 878. In addition the design of the stormwater management for the proposed development would need to take the runoff over the property into account and divert this to the existing stormwater infrastructure.
17b	M& C van Zyl	marius@okin.co.za	04/05/2020	1. Entrance from Kloof street sill result in high traffic – I bought the property specifically to be on the edge of town 2. The wedding venue is right behind my property and noise will affect normal quiet atmosphere	• Point 1:-As we have indicated in our letter dated 6 May 2020, the road indicated from Erf 878 to the corner of Fontein and Kloof Streets carries a designation of Emergency Road and is only to be used in case of an emergency. The entrance, exit and internal road layouts are currently undergoing a process of refinement by the developer, the specialist traffic engineer and planners. • Point 2:-We have already referred the issue of noise associated with the wedding venue to the developer and town planners. In their town planning application to the Swartland Municipality they would have to address the issue of noise and take the municipal rules and regulations relating to noise into

					consideration in the design and operation of the wedding venue/conference centre.
18	CD Lakey	buckscath@gmail.com	05/05/2020	3. Boundary of petrol station borders neighbour property = noise impact and after-hours noise 4. Increased foot traffic 5. Increased trucks, ai and noise pollution 6. Convenience store attracts unsavoury characterise 7. All of the above will negatively impact my property value and rural characters 8. No positive value for entertainment 9. Already 2 petrol stations 10. Already a proposed for retirement village in Riebeek West 11. Limited employment opportunities for valley residents	We wish to respond to the issues that you have raised as follows, using the same numbering as in your letter: Point 1,2&3:- A traffic impact assessment is at present being performed by professional traffic engineers to determine the required traffic parameters to service the proposed development and to remain within the traffic and design requirements of the local municipality. This will take into consideration the issues that you raise with regard to the proposed fuel station. From the traffic impact assessment performed by professional traffic engineers trip generation figures will be determined in the area and from there one would be able to determine noise levels related to time of day. • Points 4,5,6,7,8&9:-We take note of the issues, concerns and impacts that you have raised and will pass them on to the developer and the town planning team for consideration and possible incorporation in the development proposal. Please note that in the town planning application to the Swartland Municipality, the need and desirability for the proposed development elements will have to be motivated. It is during this part of the planning process that your inputs will be considered.
19	Klein Goedhart Vineyards Pty Ltd -Ad Goedhardt	addy52@gmail.com	03/05/2020	Increased Traffic and Pollution: The development will cause more motorized traffic, leading to higher levels of air, noise, and smell pollution. The petrol station is seen as particularly undesirable due to its location and potential for pollution. Environmental Concerns: Additional pollution is expected in terms of air, soil, and water, especially from the petrol station, which could cause spills and leakage that affect local aquifers. Elderly Housing Density: The density of the proposed	Traffic and Noise: A traffic impact assessment will be conducted to assess required traffic parameters and related noise levels. This will help refine road layouts and mitigate any negative impacts. Character and Visual Impact: The development of Erf 878, currently the only undeveloped land in the area, aligns with the urban edge and will convert it for residential and business purposes following approval. Historical use of the land and its current grazing function are noted. Groundwater Pollution: Investigations show that groundwater pollution risks from the development

				elderly housing will result in more traffic and further strain the area's infrastructure. Visual Pollution: The development is seen as incompatible with the rural, small-scale character of the valley, contributing to visual pollution. Operational Issues with the Petrol Station: The petrol station, especially if it serves trucks, requires significant space for maneuvering, which could lead to noise and operational challenges. There are also concerns about the environmental risks of underground fuel storage in an area known to be located on a fault line, which has caused damage in the past. Air Pollution: The petrol station is expected to emit large quantities of polluted air from car and truck refueling, worsening environmental conditions in the area.	would be minimal, as the property is surrounded by large agricultural areas. Stormwater management will be incorporated to handle runoff. Town Planning Application: A town planning application to Swartland Municipality will include a study on the need and desirability of the development, forming the financial basis for the project.
20	Gail & Mike Walters	GailandMike@OhWhatFun.co.za	08/05/2020	1. Detrimental to the character of the village, especially at the entrance to the village. 2. There is already a petrol station in each village; we do not need another. Declaration: I am a resident and home-owner in the Riebeek Valley and a member of the Riebeek Valley Ratepayers Association. I hereby declare that I have no business or other association with, nor any financial or other interest in the proposed development of Erf 878 Riebeek Kasteel, nor with the owners of Erf 878, nor with the developers thereof, nor with any of their agents.	• Point 1:- Noted. At present the road indicated from Erf 878 to the corner of Fontein and Kloof Streets carries a designation of Emergency Road and is only to be used in case of an emergency. The entrance, exit and internal road layouts are currently undergoing a process of refinement by the developer, the specialist traffic engineer and planners. • Point 2:- Noted and issue passed on to developer and town planning team. • Point 3:- Noted and issue passed on to developer and town planning team. A traffic impact assessment will be performed by professional traffic engineers to determine the required traffic parameters to service the proposed development and to remain within the traffic and design requirements of the local municipality. From the trip generation reports it would be able to deduct the increase in noise levels and at what time of the day these occur. • Point 4:- Our investigations indicate that the topography has led to two drainage lines crossing the property from the highly developed, very large areas of vineyards in comparison to Erf 878, located to the west

					of the Erf 878. The main one runs just outside the northern border of the property and a small one ending up in a man-made structure that apparently is a fountain during the wet season due to the increased runoff. Thus it stands to reason that the contribution to groundwater from the proposed development on Erf 878 would be minimal if one considers the vast areas of agricultural and similar residential development surrounding Erf 878. In addition the design of the stormwater management for the proposed development would need to take the runoff over the property into account and divert this to the existing stormwater infrastructure. • Point 5:-We wish to point out that the application process under NEMA 2014 (as amended) commenced before the national government informed the environmental consulting community that the period of lockdown should be excluded from the public participation process. Even before then we took it upon ourselves to exclude the two week lockdown period from the compulsory 30 day comment period. It was too late to change this date on the site poster as this involves a lot of artwork and was already prepared well in advance. The deadline date of 22 May in the Background Information Document that was sent out to all immediate neighbours by post prior to the lockdown bears testimony to this. It would appear that the post office did not deliver the BIDs to postal addressed well before lockdown. However, to be within the requirements of NEMA 2014 (as amended) we will repeat the notice of, and the 30 day comment period, once national and provincial government have decided that public participation under NEMA 2014 (as amended) may once again proceed. • Point 6:- Noted and issue passed on to developer and town planning team. In their financial viability assessment of the proposed development they may also be able to include a statement on the impact on existing property values in the area.
21	Kim Classen	kim.classen@gmail.com	04/05/2020	ISSUES, CONCERNS AND IMPACTS TO BE ADDRESSED	The letter acknowledges the concerns raised regarding

				AND PERSONAL INTEREST: 1. Second access next to erf 1286 and extra cars on the dirt roads of Fontein and Kloof 2. The size of the plots behind our property, erf 1285 3. Wedding Venue and the noise associated with this 4. Ground water contamination 5. I have never received a formal notice of this happening. I was advised today by my neighbour As the owner of the property on erf 1285 Riebeek Kasteel, I feel that the impact of this development will have a negative effect on the value of my property.	the proposed development and outlines responses to specific issues: Emergency Road: The road from Erf 878 to Fontein and Kloof Streets is designated as an emergency route and is currently under refinement for access and traffic planning. General Concerns: Other issues raised have been passed to the developer and town planning team for further consideration. Traffic Impact: A traffic impact assessment will be conducted to evaluate traffic parameters, noise levels, and compliance with local traffic and design requirements. Stormwater Management: Investigations show that runoff from surrounding vineyards already contributes to the drainage system. The proposed development's stormwater management will account for this existing runoff and direct it to existing infrastructure. Public Participation Process: The process was impacted by the lockdown, but the developer has excluded the lockdown period from the 30-day comment period. The notice and comment period will be repeated once public participation resumes. Property Values: The developer will include an assessment of potential impacts on property values in their financial viability study. The letter assures that the concerns are being addressed and thanks the recipient for their interest in the project.
22a	ID Ackermann and WC Groenewald	ronellackermann@telkomsa.net	04/05/2020	2nd access next to erf 1286 Small erven Wedding venue Groundwater contamination	See revised Layout Alternative 3 – addresses these concerns

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

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

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

				process, are as follows: In general: much more motorised traffic will occur with, as a result, much more pollution, both as far as air quality, smell and noise are concerned, even made worse by the petrol station and its unfortunate, undesirable location. In addition other pollution factors, notably of air, soil and water will occur. Thirdly the lay out will cause extra hindrance as , e g the housing for the elderly is too dense, so that there will be too much supporting traffic. Finally, the development is not in correspondence with the rural and small scale character of the valley and will thus cause visual pollution. More in particular: in a petrol station of this nature, if it caters for trucks as well, one needs a lot of manoeuvring space and difficult turning points, which, as they are on a hill, will cause a lot of engine noise. In addition we do not have the secret of exploiting a zero pollution petrol station in SA. There will be spills and leakage. This is even worse as this will affect important aquafers which run under this erf, at very limited depth. As you will have researched, but not mentioned, Riebeek Kasteel lies on a fault, which was active as recent as December 2015, causing damage to buildings. It is therefore an undesirable location for underground storage of petrols and diesel or any toxic matter. Finally an average petrol station emits tens of thousands of litres of polluted and stinking air per day, given that this will come from the tanks of cars and trucks which are being filled. Again something undesirable for the environment.	We wish to respond to the issues, concerns and impacts that you have raised as follows. Comment requested on the Background Information Document is the very beginning of the environmental impact assessment process. Its purpose is to solicit issues, concerns and impacts from potential Interested and Affected Parties (I&APs) at the very onset of the planning process. This information generated by I&APs is then used, amongst other inputs, to modify and adjust the development proposal to the extent where the negative impacts can be mitigated where possible and the positive impacts maximized where possible. We take note of the issues, concerns and impacts that you have raised with regard to traffic, the location of the filling station, trucks and other motorised vehicles, noise, etc. We wish to point out that a traffic impact assessment will be performed by professional traffic engineers to determine the required traffic parameters to service the proposed development elements and to remain within the traffic and professional design requirements. From the trip generation reports it would be able to deduct the increase in trips at various points and at what time of the day these occur. This may be indirectly related to noise issues as well. The entrance, exit and internal road layouts are currently undergoing a process of refinement by the developer, the specialist traffic engineer and planners. Your concern about the character, sense of place and visual impact of the proposed development in the wider Riebeek Kasteel surrounds, will be addressed as follows. Note that Erf 878 stands out as the only undeveloped piece of land amidst the agricultural development to the south and west against the slopes of the Kasteelberg and the residential development of Riebeek Kasteel to the north and east. The location of Erf 878 is already located within the urban edge and therefore allows it to be converted to residential development and business development along Church

				As we find this report lacking in many aspects, we feel it should not be considered for further decision making. Kind regards, Ad Goedhart CEO Klein Goedhart Vineyards 61 Main Road Riebeek Kasteel 7307	Street after certain approvals are obtained. The historical photographic data shows that the whole Erf 878 had previously been subjected to a variety of agricultural crops and more recently been used for planted grazing. At present the agricultural use of the property consists of providing grazing for ~25 Sprinbok (Antidorcas marsupialis). With regard to heritage issues and sense of place, a Notice of Intent to Develop will be submitted to Heritage Western Cape who will indicate if anything further needs to be done in order to issue a Record of Decision on the matter. As far as groundwater pollution is concerned, our investigations indicate that the topography has led to two drainage lines crossing the property from the highly developed, very large areas of vineyards in comparison to Erf 878, located to the west of the Erf 878. The main one runs just outside the northern border of the property and a small one ending up in a man-made structure that apparently is a fountain during the wet season due to the increased runoff. Thus it stands to reason that the contribution to groundwater from the proposed development on Erf 878 would be minimal if one considers the vast areas of agricultural and similar residential development surrounding Erf 878. In addition the design of the stormwater management for the proposed development would need to take the runoff over the property into account and divert this to the existing stormwater infrastructure. Lastly we wish to draw your attention to the town planning application for the proposed development to the Swartland Municipality that would include a section on the need and desirability of the proposed development. This study would also form the basis of the financial viability of the proposed development. Thank you for the interest that you take in the

					environment Yours sincerely
28	Mr C Friend		18/05/2020	Expressed concerns regarding noise disturbances from the wedding venue	Sound Control: The sound control concerns for the proposed wedding venue will be addressed with the consultants, ensuring compliance with Swartland municipal by-laws. Town Planning: The need and desirability for each development node will be demonstrated in the town planning application. A socio-economic and financial viability analysis will guide the layout, with an initial design presented for public feedback during the planning process. Development Impact: Concerns about the impact on the character of Riebeek Kasteel are acknowledged. Erf 878 is within the urban edge and designated for residential development in the Spatial Development Framework. A heritage review will be conducted, and a Notice of Intent to Develop will be submitted to Heritage Western Cape. Tree and Habitat Concerns: Most of the trees on Erf 878's perimeter are outside the property boundary. If the development is approved, the new gardens will increase habitat diversity, benefiting garden bird populations.
29	Ms J Lloyd		20/05/2020	• Expressed concern about potential noise disturbances from the proposed wedding venue, • raised a concern about the potential loss or degradation of critically endangered endemic fynbos, specifically referencing the Swartland Shale Renosterveld vegetation type, and its ecological importance in the context of the proposed development. • raised concern about how the proposed development might affect the character and sense of place of the broader Riebeek Kasteel area, • questioned the need and desirability of the	Sound Control for Wedding Venue: The concerns regarding sound control will be communicated to the consultants to ensure they include proper sound management for the proposed wedding venue, in line with Swartland municipal by-laws. Vegetation and Conservation: Erf 878 was once home to critically endangered Swartland Shale Renosterveld, but due to past agricultural use, very little remains. The land is currently used for grazing Springbok. A screening tool will assess sensitive areas, and if necessary, a specialist botanist will be consulted.

				proposed development components (residential area, wedding venue, retirement centre, clubhouse, filling station, retail shop, and open space), seeking justification for the project's scale, layout, and socio-economic viability.	Impact on Local Character: The concern about the impact of development on Riebeek Kasteel's character is noted. Erf 878 is within the urban edge and designated for residential development in the Spatial Development Framework. A Notice of Intent to Develop will be submitted to Heritage Western Cape for any heritage-related requirements. Need and Desirability in Town Planning: The town planning application to the Swartland Municipality will demonstrate the need and desirability for each development node. A socio-economic and financial analysis will inform the development layout, and an initial design will be shared during the public participation process for feedback.
30	Ms Fiona Hellmann		20/05/2020	• Expressed concerns regarding the Remnants of critically endangered Swartland Shale Renosterveld that will be destroyed • Loss of income for present businesses who are already struggling and a lot of business will be forced to close post-lockdown • concern about whether the existing infrastructure can support the proposed development, questioning the capacity of services like water, sewage, and roads to accommodate the new residential and commercial nodes. • Raised concerns about the Socioeconomic problems i.e greater need for low cost housing than a development such as this	Conservation and Vegetation: The region in question was once Swartland Shale Renosterveld, a critically endangered vegetation type. However, due to past agricultural practices on the property (Erf 878), little of this vegetation remains. Currently, it is used for grazing Springbok. A specialist botanist may assess the current vegetation depending on the outcome of a sensitivity screening. Town Planning Application: The town planning application to the Swartland Municipality must demonstrate the need and desirability of the proposed development. A socio-economic and financial analysis will guide the development layout. An initial design layout will be presented during the public participation process for feedback from interested parties. Location for Residential Development: Erf 878 is ideal for residential development as it's within the urban edge and part of the Riebeek Kasteel Spatial Development Framework. It's the only open land surrounded by agricultural development to the south and residential areas to the north and east. A report on the infrastructure needs will be prepared to determine

					if existing services can support the development or if additional services are needed. Low-Cost Housing: The issue of low-cost housing is a municipal responsibility, and this will be referred to the Swartland Municipality for consideration.
31	Daniel Joubert		22/05/2020	• Raised concerns regarding • Point 1 and 2 the shop, fuel station, wedding venue, traffic noise, • Point 3: visual impact •	Points 1 & 2: • The letter does not specify issues regarding the shop, fuel station, or wedding venue. • The town planning application to Swartland Municipality must motivate the need and desirability of these elements. • Issues related to these facilities will be considered during the planning process. • A traffic impact assessment is currently being conducted by professional traffic engineers. • The assessment will determine traffic parameters in line with engineering and municipal requirements. • It will also address concerns regarding the shop, fuel station, and wedding venue. • Trip generation figures will be analyzed to assess noise levels at different times of the day. Point 3: Noted
32	Abie Brewer		22/05/2020	• The degree of obstruction is not clear • As part of the farming community and commercial zoning, my rights to continue with my activities and lifestyle cannot be impacted negatively.	• Concern has been noted and forwarded to the developer and town planning team. • Response to raised issues follows the numbering in the original letter. • Point 1(a): • A detailed design of individual units is not yet available. • Erf 878 is within the urban edge and designated for residential development in the Swartland Municipality's Strategic Development Framework. • Conversion to residential use is permitted after obtaining necessary approvals. • Point 1(b): • No intention to infringe on existing property rights. Appreciation expressed for the recipient's interest in

					environmental matters.
33	Cor van de Walt (DoA)		09/07/2021	• Th western cape department of agriculture has no objection to the proposed application	Noted

2.3. 2021 Public Participation Process

An English and Afrikaans notice of public participation was placed in the Swartland Joernaal on the 24 March 2021 as follows:



SJ4 Joernaal 24 Maart 2021 Nuus • News

WR Motors het onlangs hul deure op Malmesbury geopen. Hier is die span van Frikkie Basson, Werner Rautenbach (eienaar) en Fernando Pietersen. Besoek hulle in Hoogstraat 12B vir die herstel aan jou voertuig. Kontak Werner by 082 299 2666.

OPENBARE DEELNAME PROSES:

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

Aanseker: Turnkey Holdings (Edms) Bpk
Kennis geskied hiermee aan 'n aansoek om omgewingsmagtiging en openbare deelname proses in terme van die Omgewingsimpakbepaling Regulasies, 2014 (soos gewysig) (GN Nos R324, R325, R326 & R327 van April 2017), kragtens die Nasionale Wet op Omgewingsbestuur (No. 107 van 1998: NEMA) asook onderwerpe aan alle Covid-19 publieke deelname protokolle uitgevaardig deur DEA&DP.
Gelyste Aktiwiteite: 'n Basiese Evalueringsproses word vereis as deel van 'n Aansoek om Omgewingsmagtiging vir die projek omrede die volgende gelyste aktiwiteite van toepassing is: GNR324/10&12 and GNR327/12, 19, 27&28.
Projekbeskrywing: Erf 878 (11 Ha) Riebeek Kasteel ontwikkeling:-45 erwe met grootte 500-600m²; 30 erwe met grootte 260-350m²; 'n troue fasiliteit met kortermyn huisvesting, twee besigheidserwe met verguningsgebruik vir 'n vulstasie (~774m²), institusionele zone (~3016m²), privaat en publieke oopruimte (~19692m²) en paaie (~19625m²). Daar is 'n seisoenale lorrem wat op die erf ontspring sowel as 'n dreineringskanaal wat oor die erf aan die noordekant loop. Van die hoogste punt op die erf aan di suidekant val die hoogte met ~37 meter to by die laagste punt aan die noordekant. Die plantegroei word aangedui as Swartland Shale Renosterveld maar agv jarelange landbou-aktiwiteite is daar baie min natuurlike plantegroei oor.
Geleenthied om deel te neem:
Ons as 'n Belanghebbende en Geaffekteerde Party te registreer en/of kommentaar te lewer op die Agtergrond Inligtingsdokument vra ons dat u dit doen by die volgende URL:https://sites.google.com/site/environofmpasia/ERF878/R, en op die Kommentaar vorm by URL:https://docs.google.com/forms/d/1CWojcXWKQyEBOdYd0pCzdKVvgRwLcYn44Rp0aq2Rwuk/edit?ts=60db5777
Diegene wat reeds registreer het en bevestiging van registrasie as I&AP ontvang het hoef nie weer te registreer of kwessies op te haal nie
U kan ook per pos registreer en kommentaar lewer aan: 021/03/301 Zimisa(Ayo (Riebeek Kasteel Erf 878), P O Box 4, Onrus 7201 or Fax: 0865132141. Keerdatum vir kommentaar is streng 28 April 2021.
Omgewingskonsultant: Zimisa(Ayo Overberg), P.O. Box 4, Onrus 7201 Fax: 086 513 2141 / Cell: 0828050190; Tel: 028-3162000

Im not one for a go with the flow sort of attitude, but this week we decided to see what all the hype was about in town.

As you round the corner of Voortrekker Road and Sarel Cilliers Street on your way towards the N7, on your left-hand side you will find a quaint and cosy Coffee Shop called 'Koffie.'

As you enter the door of 'Koffie' you are greeted with the smell of freshly baked goods, it was just after 7am and there were a few people in front of us, we were all assisted very quickly, once we indicated that we would be sitting down to enjoy our order we ushered to the tables at the front of the store overlooking the Main road where we could discuss the days business ahead and also watch Malmesbury getting ready for the day ahead.

The counter is filled with freshly baked goods, from Chocolate Brownies, Cheesecakes, Muffins, Tarts and Quiche to name a few.

We had just started chatting when our order arrived – a Cappuccino, Hot Chocolate and a Chocolate Brownie to share (2020 stress has taken its toll), served with a freshly baked chocolate cookie with accompanies all the coffee orders.

Its not everyday that one gets to enjoy a sit down and coffee with a good friend and colleague!

With the first sip of our coffee and bite of the chocolate brownie all our worries and stress seamed to just disappear, you can taste the love that the coffee and brownie were made with, its not just a recipe to the staff that they need to follow!

There are daily specials that are created in the 'Koffie' kitchen for you to enjoy with your coffee as well as daily meals that can be ordered to enjoy in the comfort of your own home, all this while you catch up on mails while connected to the free wifi.

We were served by Celeste and Nikita who made us feel so welcome, as we left we were greeted and told "Ons sien julle definatief weer!" And that you most definitely will!

Our score for 'Koffie' – definitely ★★★★★

Koffie is open – Monday to Friday from 7am till 5 pm and Saturdays from 8am till 1pm

You can contact 'Koffie' on 066 255 9066 or visit them on Facebook @koffiemalmesbury

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

OPENBARE DEELNAME PROSES:

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

Aansoeker: Turnkey Holdings (Edms) Bpk
Kennis geskied hiermee van 'n aansoek om omgewingsmagtiging en openbare deelname proses in terme van die Omgewingsimpakbepaling Regulasies, 2014 (soos gewysig) (GN Nos R324, R325, R326 & R327 van April 2017), kragtens die Nasionale Wet op Omgewingsbestuur (No. 107 van 1998: NEMA) asook onderworpe aan alle Covid-19 publieke deelname protokolle uitgevaardig deur DEA&DP.
Gelyste Aktiwiteite: 'n Basiese Evalueringsproses word vereis as deel van 'n Aansoek om Omgewingsmagtiging vir die projek omrede die volgende gelyste aktiwiteite van toepassing is: GNR324/10&12 and GNR327/12, 19, 27&28.
Projekbeskrywing: Erf 878 (11.1ha) Riebeek Kasteel ontwikkeling:-45 erwe met grootte 500-800m^2; 30 erwe met grootte 280-350m^2; 'n troue fasiliteit met korttermyn huisvesting, twee besigheidserwe met vergunningsgebruik vir 'n vulstasie (~7746m^2), institusionele zone (~3016m^2), privaat en publieke oopruimte (~10692m^2) en paaie (~19625m^2). Daar is 'n seisoenale fontein wat op die erf ontspring sowel as 'n dreineringskanaal wat oor die erf aan die noordekant loop. Van die hoogste punt op die erf aan di suidekant val die hoogte met ~37 meter to by die laagste punt aan die noordekant. Die plantegroei word aangedui as Swartland Skalie Renostervled maar agv jarelange landbou-aktiwiteite is daar baie min natuurlike plantegroei oor.
Geleentheid om deel te neem:
Om as 'n Belanghebbende en Geaffekteerde Party te registreer en/of kommentaar te lewer op die Agtergrond Inligtingsdokument vra ons dat u dit doen by die volgende :URL:https://sites.google.com/site/enviroafricaeia/ERF878RK en op die Kommentaar vorm by URL:https://docs.google.com/forms/d/1CWoj4Xf6K2yE6OdYd0pCz4KVwqRwLcYk449rp0abz9s/edit?ts=604b8777
Diegene wat reeds registreer het en bevestiging van registrasie as I&AP ontvang het hoef nie weer te registreer of kwessies op te haal nie
U kan ook per pos registreer en kommentaar lewer aan: 021/03/301 *EnviroAfrica* (*Riebeek Kasteel Erf 878)*, P O Box 4, Onrus 7201 or Fax: 0865132141. Keerdatum vir kommentaar is streng 29 April 2021.
Omgewingskonsultant: *EnviroAfrica(Overberg)*, P.O. Box 4, Onrus 7201 Fax: 086 513 2141 / Cell: 0828050190; Tel; 028-3162888

Im not c
but this
hype wa
As yo
and Sar
N7, on y
and cos
As y
greeted
was just
in front
once we
to enjoy
the fron
where v
and also
the day
The
goods, t
Muffins
We
order a
and a C
has take
chocola

DIENSTE Services

REKENAAR-PROBLEME: Kontak Michael - 072 891 3432

TE HUUR To Let

Twee slaapkamer woonstel te huur in Tafelzicht Malmesbury. Onderdak parkering. Krag en water ingesluit. R6 500 per maand. Ele ingang. Skakel Elmer: 083 459 1355 / Colleen 061 234 1133

TE KOOP For Sale

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

GELUKWENSING Congratulations



Baie geluk met jou verjaarsdag JUNILIA op 23 Maart. God se rykste seën. Liefde - jou Ma, Chealan, Marquinne en Marsha



LU-WAYDEN LATEGAN – 25 Maart - Baie geluk met jou verjaarsdag my jongman. Hoop jy gaan jou dag geniet en alles wat mooi is vir jou verentoe. Klomp liefde van jou Ma Domininque, suster Wilnique & jou Ouma Cathy



LIZETTE HENDRIKS – 26 Maart. Baie geluk met jou verjaarsdag kollega. Hoop jy geniet jou dag en alles wat mooi is vorentoe. Van: al jou familie & vriende



Kyk wie verjaar op 27 Maart – Baie geluk DEONISE CUPIDO met jou verjaardag. Mag jy 'n geseënde dag het. Baie lief vi jou. Van: ouma Pauline, Marico, Marche en Cleonay

MEMORIUM In Memoriam



Vandag vier mammie u eerste verjaardag by Koning Jesus, ons wonde van vermisting en hartseer is nog baie rou maar dit troos ons om te weet Ma is op die beste plek ooit. Ma se plek sal nooit uit ons harte gewis word nie, al ons liefde - Le-Keitha, Kyle, Marzè, Eligh en manlief Keith

ELRIE - 17 Maart - is jou 35 ste verjaarsdag- woorde kan nie ons verlies beskryf nie, sou jou so graag nog by ons wou hê maar berus in die plan van ons Skepper. Mis jou oneindig baie, ons is ewig lief vir jou - Daddy, Vivian, Mark, Stef, Janine, Carmen en gesinne

STERFGEVAL OBITUARY



ANTON Jy was 'n great mens. Dankie vir die kliënt wat jy vir my was. Liefde Karin



Boesie stom is ek - Saam karretjies gespeel, saam pak gekry. Sondag nog grappe gemaak nou jy weg. Rus sag. Nou is jy by Helette. Liefde Karin Neethling

Rus sag Boesie. Groot skok Sterkte aan sy kinders - Marietjie Bester

Boesie watter skok. Dankie vir 10jaar wat ons jou geken het. Liefde- Danelle & Chenell Ras en Timmy Mostert

'n Baie nederige Boesie wat altyd die gemoedsame tyd gemaak het met vir 'n koffietjie en gesels. Ek sal hom ook onthou as 'n persoon wat altyd besorg was oor sy medemens - Wilhelm du Preez

Oom Boesie jy was 'n goeie kliënt. Rus sag tot weersiens. Smiley (SSS)

Swartland Joernaal

LOST OR DESTROYED DEED

Notice is hereby given in terms of regulation 68 of the Deeds Registries Act, 1937, of the intention to apply for the issue of a certified copy of Deed of Transfer Number T55112018
passed by ANDREW WILLIAM JAMES, Identity Number 561226 5098 08 0 and LINDA JAMES, Identity Number 590323 0112 08 8, Married in community of property to each other in favour of LUBOYO HOLDING PROPRIETARY LIMITED, Registration Number 2014/119889/07 in respect of certain ERF 10118 MALMESBURY, IN THE SWARTLAND MUNICIPALITY, DIVISION MALMESBURY, PROVINCE OF THE WESTERN CAPE which has been lost or destroyed.
All interested persons having objection to the issue of such copy are hereby required to lodge the same in writing with the Registrar of Deeds at Cape Town, Room 1216, 12th Floor, 90 Plein Street, Cape Town within two weeks from the date of the publication of this notice.
Dated at Malmesbury this 16th day of March 2021.
Applicant: Du Plessis & Maskart Attorneys
Conveyancer: Marius Christo Van Zyl
Address: 13 Piet Retief Street, Malmesbury, 7300
E-mail: hannari@dupmas.co.za
Tel: 022 482 1101
Ref: MVZ/HJL/427

Echo PROTECTED SERVICES
Spesiale aanbieding:
Vanaf R230 per maand
vir pensioenarisse!
022 487 1051 • 084 744 4090
info@echosat.co.za or
lindonferes657@gmail.com
238 Hugenote Street, Malmesbury

BETREKKING

Malmesbury Build It

Verkoopspersoon

Posvereistes en verantwoordelikhede:
- Graad 12
- Bewese ervaring in die verkope van bou-materiaal en hardeware (noodsaaklik)
- 'n Sterk verbintenis tot kliëntediens
- Opvolg van bestellings
- Uitgebreide kennis in voorraadtelling en voorraadbeheer

Aansoeke sluit op 31 Maart 2021
CV moet gestuur word na: mburybuildit2@telkomsa.net

Build it

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

Applicant :	Planscape, Posbus 557, Moorreesburg, 7310. Tel no 022-4334408
Owner:	Nine Alp Inv Pty Ltd, Pepcor Building, 36 Stellenberg Road, 7493. Tel no. 0823791167
Reference number:	15/3/5-14/Erf_328 / 15/3/4-14/Erf_328
Property Description:	Erf 328, Yzerfontein
Physical Address:	Situated at 12 Luthie Katz Road, Yzerfontein

Detailed description of proposal:
An application for the removal of restrictive title conditions on erf 328, Yzerfontein, in terms of section 25(2)(f) of Swartland Municipality : Municipal Land Use Planning By-Law (PG 8226 of 25 March 2020) has been received.
It is proposed that the restrictive condition B5 be removed from Deed of Transfer T7895 of 2019.
The purpose of the application is to remove restrictive conditions which relates to, building lines.

The application for a departure of the development parameters on erf 328, Yzerfontein in terms of section 25(2)(b) of Swartland Municipality : Municipal Land Use Planning By-law (PG 8226 of 25 March 2020) has been received. The proposal entails the following departure:

- Departure of the 4m street building line to 3.31m
- Departure of the 1.5m side boundary (western boundary) to 0.55m in order to authorize the position of the existing buildings.

Notice is hereby given in terms of section 55(1) of the By-law on Municipal Land Use Planning that the abovementioned application has been received and is available for inspection from Monday to Thursday between 08:00-13:00 and 13:45 - 17:00 and Friday 08:00-13:00 and 13:45 - 15:45 at the Department Development Services, office of the Senior Manager : Built Environment, Municipal Office, Church Street, Malmesbury.
Any written comments whether an objection or support may be addressed in terms of section 60 of the said legislation to The Municipal Manager, Private Bag X52, Malmesbury, 7299/Fax – 022-487 9440/e-mail – swartlandmuni@swartland.org.za on or before 26 April 2021 at 17:00, quoting your name, address or contact details as well as the preferred method of communication, interest in the application and reasons for comments. Telephonic enquiries can be made to the town planning division (Alwyn Burger or Herman Olivier) at 022-487 9400.
The Municipality may refuse to accept comment received after the closing date. Any person who cannot write will be assisted by a municipal official by transcribing their comments.

MUNICIPAL OFFICES
PRIVATE BAG X52
MALMESBURY
26 March 2021

J J SCHOLTZ
MUNICIPAL MANAGER



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

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

small storage solutions
MALMESBURY STOORPLEK TE HUUR
VIND ONS OP FACEBOOK VIR GEREELDE PROMOSIES
022 487 3267
sss@cornergate.com
smallstorage.co.za

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

Applicant: Tamkey Holdings (Pty) Ltd

Notice is hereby given of a public participation process in terms of the Environmental Impact Assessment Regulations (GN Nos R324, R325, R326 & R327 of 7 April 2017, promulgated under NEMA Act No. 107 of 1998 as amended and conforming to all Covid-19 public participation protocols issued by DEA&DP to carry out the following activities.
Listed Activity: Listed activities applied for: GNR324/19&12 and GNR327/12, 19, 27&28. The proposed development and associated infrastructure on Erf 878 in Riebeek Kasteel may include the above activities listed in terms of the NEMA 2014 EIA Regulations as amended. Enviroafrica Overberg has been appointed to undertake the Basic Assessment Report process for the proposed project.
Project Location & Description: The proposed development on Erf 878 is the following: a low density residential cluster of ~45 erven ranging between 580-800m² in size each, surrounding a wedding venue with short term accommodation, a town housing cluster of ~30 erven ranging between 260-350m² in size, two business erven with a consent use for a filling station on one (~7749m²), an institutional zone (~3018m²), public and private open space (~19850m²)and roads (~19625m²). There is a fountain that originates on the erf as well as a drainage channel that traverses the northern boundary of the erf from the east to the west. There is a high point on an elevated hillock located on the southern third of the property. From here the property slopes down by 37 metres to the lowest point located at the northeastern end of the property. The area of Erf 878 is 11.1 hectares in size. The most recent vegetation map indicates that the natural vegetation on the erf 878 would be Swartland Shale Renosterveld. However, the property carries a zonation of Agriculture 1 and has been used for the development of agricultural fields in the past. The result of this is that there is very little natural vegetation left.
Registration as Interested and Affected Party and Access to Information:
You may register as an Interested and Affected Party (I&AP), in order to raise any environmental issues in writing that need to be taken into consideration during the assessment process. Deadline for comment is at close of work on 29 April 2021. ***These shall have already registered and received notification of registration need not register or raise issues/ concerns and objects again.*** A background information document is available at link URL: https://sites.google.com/d/1ekmnmaRkuwwaE0RF87SRIX
To register as an I&AP, please submit your name, postal contact information, e-mail address, telephone and fax number and issues you wish to raise new, disclosing in detail any direct business, financial, personal or other interest in the approval or refusal of the application, quoting Ref No. 021/03/301 to Enviroafrica (Riebeek Kasteel Erf 878), P O Box 4, Cerus 7201 or Fax: 0885132141 or on the electronic response form available at link URL:
https://docs.google.com/forms/d/1CWpuA1BKQaSBKN1RBuCotKVvgRvLc7nAHkgQabdbNw/edit?ts=604d4777
Consultant: Enviroafrica Overberg, P.O. Box 4, Cerus 7201 Fax: 086 513 2141 / Cell: 082 850 8180, Tel: 028-3402888

smallstorage.co.za

26 March 2021

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

Applicant: Turnkey Holdings (Pty) Ltd

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

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

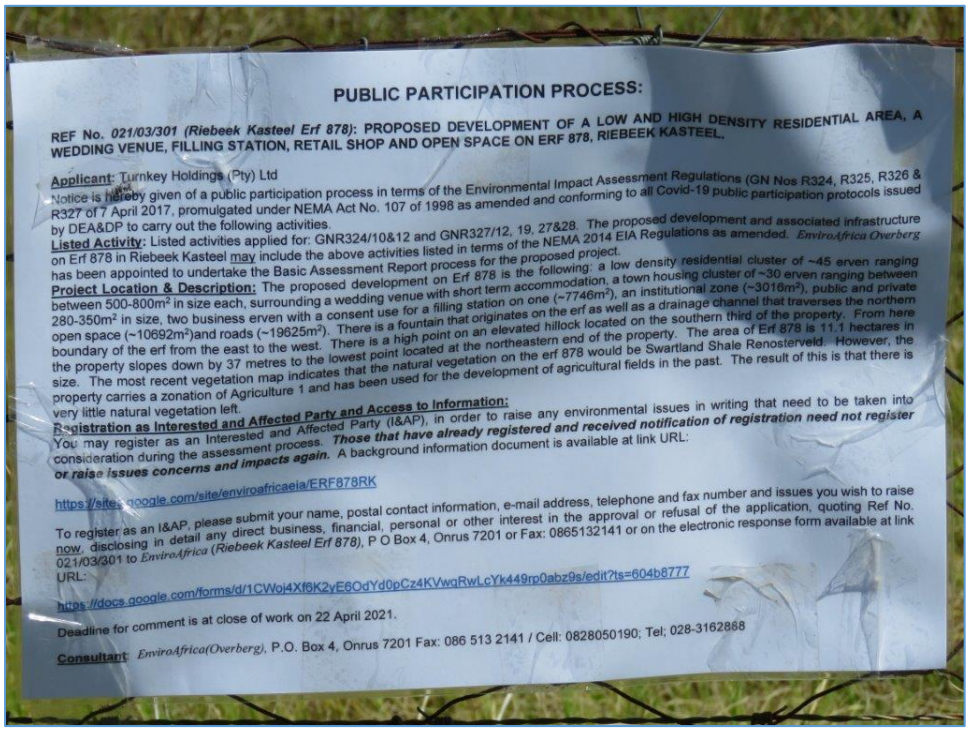
Project Location & Description: The proposed development on Erf 878 is the following: a low density residential cluster of ~45 erven ranging between 500-800m² in size each, surrounding a wedding venue with short term accommodation, a town housing cluster of ~30 erven ranging between 280-350m² in size,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

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

To register as an I&AP, please submit your name, postal contact information, e-mail address, telephone and fax number and issues you wish to raise now, disclosing in detail any direct business, financial, personal or other interest in the approval or refusal of the application, quoting Ref No. 021/03/301 to *EnviroAfrica* (*Riebeek Kasteel Erf 878)*, P O Box 4, Onrus 7201 or Fax: 0865132141 or on the electronic response form available at link URL:
https://docs.google.com/forms/d/1CWoj4Xf6K2yE6OdYd0pCz4KVwqRwLcYk449rp0abz9s/edit?ts=604b8777

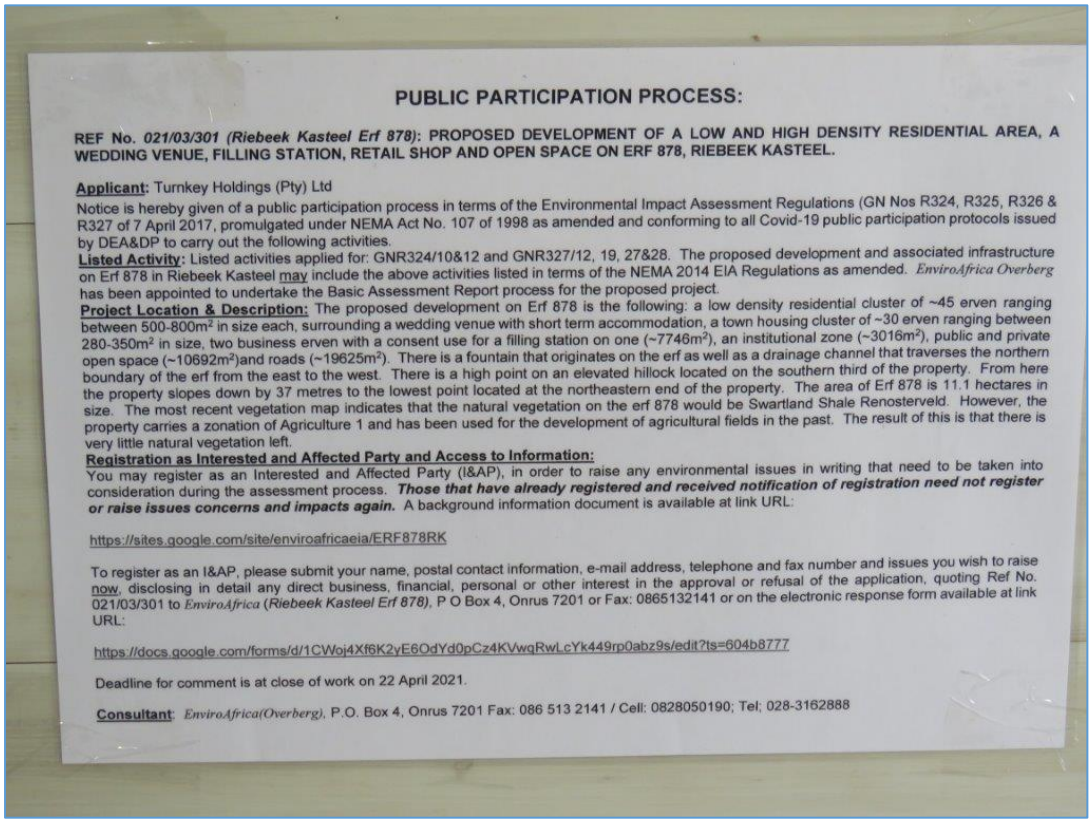
Consultant: *EnviroAfrica(Overberg)*, P.O. Box 4, Onrus 7201 Fax: 086 513 2141 / Cell: 0828050190; Tel; 028-3162888

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






4
PLEASE
KEEP
DISTANCE
JACKPOTS
LOTTO
MILLION
MILLION
MILLION



PUBLIC PARTICIPATION PROCESS:

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

Applicant: Turnkey Holdings (Pty) Ltd

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

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

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

Registration as Interested and Affected Party and Access to Information:

You may register as an Interested and Affected Party (I&AP), in order to raise any environmental issues in writing that need to be taken into consideration during the assessment process. ***Those that have already registered and received notification of registration need not register or raise issues concerns and impacts again.*** A background information document is available at link URL:

https://sites.google.com/site/enviroafricaeia/ERF878RK

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

https://docs.google.com/forms/d/1CWoj4Xf6K2yE6OdYd0pCz4KVwqRwLcYk449rp0abz9s/edit?ts=604b8777

Deadline for comment is at close of work on 22 April 2021.

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

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

Western Cape Government
Agriculture

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

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

Enviro Africa
PO Box 4
ONRUS RIVER
7201

Att: Charel Bruwer

PROPOSED DEVELOPMENT: DIVISION MALMESBURY
ERF NO 878

Your application of 23 March 2021 has reference.

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

Please note:

- Kindly quote the above-mentioned reference number in any future correspondence in respect of the application.
- The Department reserves the right to revise initial comments and request further information based on the information received.

Yours sincerely

Mr. CJ van der Walt
LANDUSE MANAGER: LANDUSE MANAGEMENT
2021-07-09

Copies:	
Department of Environmental Affairs & Development Planning 1 Dorp Street Cape Town 8000	Swartland Municipality Private Bag X52 MALMESBURY 7299

2.4. 2024 Public participation Process

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

Joernaal 13 Maart 2024 5

Riebeekvallei spanne sorg vir groot opskuddings in Swartland-streek



Vanaf die kantlyn met Abri Adonis



Die span van Never Despair het met die span van Moorreesburg afgeroken in die afgelope naweek se liga-wedstryde.

Good Hopes, Riebeek United en Saron het die naweek die lat in die hoenderhok gegooi deur vir groot opskuddings te sorg in die Boland Grootuitdaag-beker, nè hulle vir onderskeidelik Abbotsdale, Darling en Wesbank geklop het.

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

Dit was veral op Riebeek-Wes waar die tuisspan uitmuntende rugby opgedis het om die besoekers van Abbotsdale stert tussen die bene huis toe te stuur.

Abbotsdale was die groot gunsteling in hierdie wedstryd, maar Good Hopes het die pap vroeg dik aangemaak om Abbotsdale vroeg in die eerste helfte op die agtervoet te plaas. Good Hopes het die telling reeds vroeg 14 – 0 gemaak met verdoelde drieë deur Durwin Fortuin en Andrew "Kragsap" Farao.

Abbotsdale het stelselmatig hul voete gevind en terug in die wedstryd gekom. Dit was veral Johan Ceaser wat vanaf die plaasvervangerbank bietjie meer standvastigheid in die skrums vir die besoekers gebring het.

Dit was egter die voorspelers van Good Hopes wat op die dag die septer geswaai het en hul teenstaanders uitoorlê het.

In die lynstane het Abbotsdale dikwels harde bene gekou, met rolmaalbewegings vanaf die lynstane wat tot drieë gelei het vir Good Hopes.

Abbotsdale het goeie veggees getoon in die laaste 15 minute van die wedstryd. Good Hopes kon die terugwegpoging goed in toom te hou om die wedstryd 38 – 33 te wen.

Vir Good Hopes moet Lee-Talro en Coellin Julius uitgesonder word vir hul goeie spel en ook Reagan Matala wat deffnitief sy skopskoene aangehad het.

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

Saron het verlede Saterdag sy tuisveldvoordeel goed benut deur 'n begeesterde Wesbank-span te klop in die versengende hitte op Saron.

Die wedstryd het afgeskop teen 'n vinnige tempo en dit was veral Wesbank wat aanval op aanval geloods het met hul vurige agsteman Dylan Beukes, wat twee keer die bal agter die skrum opgetel het, maar op die Saron-doellyn deur goeie Saron verdediging opgehou was.

Dashton Wellman kon uiteindelik die Saron-verdediging breek en gaan druk.

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

Wesbank het op alle fasette oorheers, maar kon net nie die goeie aanvalle wat geloods is, in punte op die telbord omskakel nie.

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

Voorlangs het Reece Boks vir Wesbank goed bal gedra en die plaasvervangers Che Klaasen en Keagan Solomons het ook nuwe vuur in die Wesbank voorry gebring om die telling te laat krimp na 22-20.

Saron se agtal het egter goed verdedig en agterlangs was Jo-Reildo Olivier, Rudon Madzhie en Cl-Jay van Wyk uitmuntend vir Saron.

Ralton Du Toit was vir Wesbank uitstekend op verdediging, maar die kaptein Dashton Wellman moet weer uitgesonder word met sy kalm temperament, afweiseling van sy spel en vermoë om enige verdediging te laat staan.

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

Wesbank sal wil opmaak vir hierdie loesing, wanneer hulle die komende Saterdag gasheer speel vir Good Hopes wat tans onoorwonne is.

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

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

Moorreesburg het Saterdag hul tweede agtereenvolgende wedstryd in die liga verloor toe hulle vasgeval het teen Never Despair van Malmesbury.

Die wedstryd, wat beskou kan word as 'n wedstryd met een helfte en twee kwarte, het ondersteuners op hul senuwees gehad met Never Despair wat vinnig uit die weggpring blokke was met drieë deur die senter Juhein Bitterhout en die stut Austin Simons.

Hierdie goeie spel het verseker dat Never Despair teen rustyd gemaklik met 20-3 voorloop.

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

'n Geelkaart vir die tuispan was goed benut deur Moorreesburg met Jorn Mitchells wat oorgedult het vir 'n drie.

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

Heinrich Boois het die telling 20-22 gemaak in die guns van Moorreesburg.

Never Despair het egter die handrem laat sak in die laaste paar minute en twee pragdrieë gedruk om die wedstryd vir die tuispan te beklink.

Alexander Adams het ook besluit om sy skopskoene in te pak met 3 suksesvolle strafdoele en om 3 van die 4 drieë te verdoel.

Moorreesburg speel eerskomende Saterdag gasheer vir Porterville wat verlede naweek sy liga afgeskop het met 'n oorwinning teenoor Wittewater.

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

Die wedstryd van die naweek behoort die derby stryd tussen Never Despair en Abbotsdale te wees. Abbotsdale is gewoonlik 'n moeilike neut om te kraak en behoort weer op koers te kom met 'n oorwinning met minder as 7 punte.

Darling, wat verlede naweek met 'n jong span onverwags vasgeval het teen Riebeek United, speel gasheer vir Saron wie sal opdaag met bale selfvertroue.

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

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



PUBLIC PARTICIPATION PROCESS:

REF No. 16/3/3/6/7/1/F5/20/2911/24 (Riebeek Kasteel Erf 878): PROPOSED DEVELOPMENT OF A LOW AND HIGH DENSITY RESIDENTIAL AREA, RETIREMENT CENTRE, FILLING STATION, RETAIL SHOP AND OPEN SPACE ON ERF 878, RIEBEEK KASTEEL.

Applicant: Silver Solutions 3571 CC

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

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

Project Location & Description: The proposed development on Erf 878 comprises the following: 68 single residential upper-market erven with extents of between ~600m² and ~1200m² located along the slopes and covering a total extent of ~48514m²; retirement village consisting of 25 erven with extents of between ~283m² and~471m²; 1 frail-care facility and 1 erf for flats, all with a total extent of~16028m²; 2 townhouse complexes consisting of 25 and 17 erven, thus being 37 erven in total between ~189m² and ~409m² and covering a total extent of ~9312m²; 2 business erves consisting of retail and flats on both erven and a service station on the smaller of the two business erves, all covering a total extent of ~10112m²; 4 public parks covering a total extent of ~11697m²; 2 stormwater drainage and walkway public open space erven covering a total extent of ~399m²; 1 private open space area for stormwater servitude covering a total extent of ~2276m²; 4 transport erven covering a total extent of ~23080m². There is a high point on an elevated hillock located on the southern third of the property. From here the property slopes down by 37 metres to the lowest point located at the northeastern end of the property. The area of Erf 878 is 11.1 hectares in size. The most recent vegetation map indicates that the natural vegetation on the erf 878 would be Swartland Shale Renosterveld. However, the property carries a zonation of Agriculture 1 and has been used for the development of agricultural fields for extended periods in the past. The result of this is that there is no viable natural vegetation left on the property.

Registration as Interested and Affected Party and Access to Information:

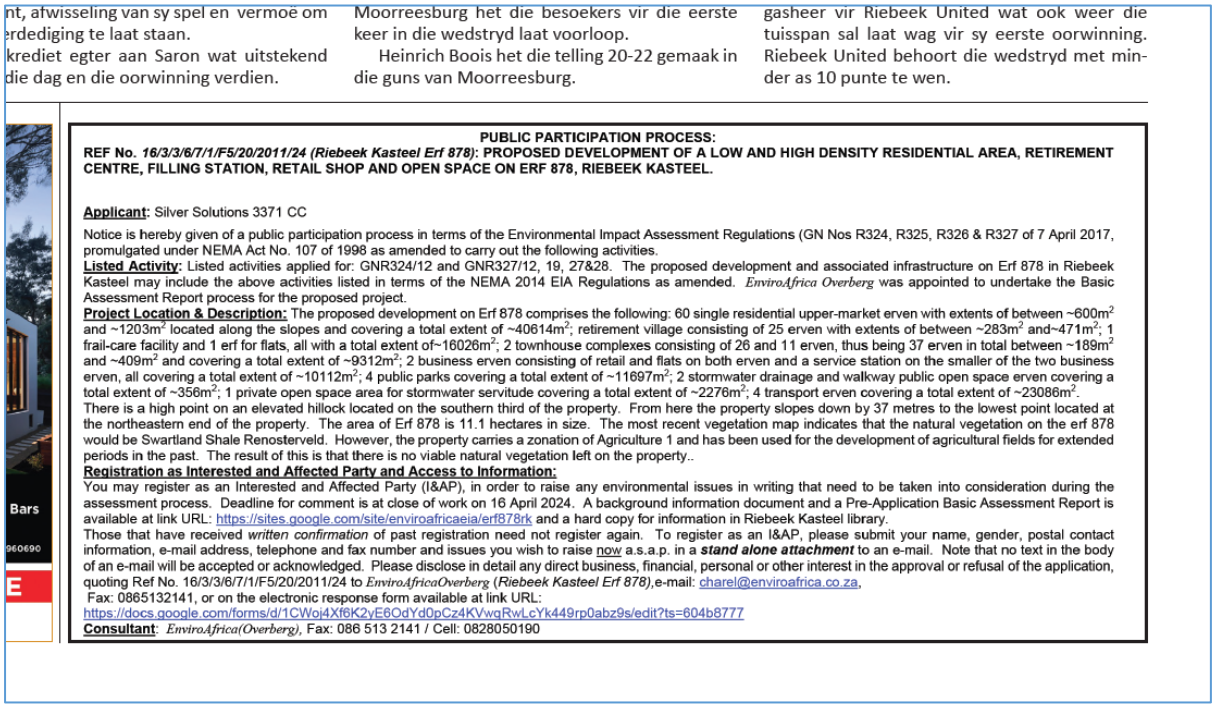
You may register as an Interested and Affected Party (I&AP), in order to raise any environmental issues in writing that need to be taken into consideration during the assessment process. Deadline for comment is at close of work on 16 April 2024. A background information document and a Pre-Application Basic Assessment Report is available at link URL: https://sites.google.com/site/lornyconsultingservices/878 and a hard copy for information in Riebeek Kasteel library.

Those that have received written confirmation of past registration need not register again. To register as an I&AP, please submit your name, gender, postal contact information, e-mail address, telephone and fax number and issues you wish to raise new as a.s.a.p. In a **stand alone attachment** to an e-mail. Note that no text in the body of an e-mail will be accepted or acknowledged. Please disclose in detail any direct business, financial, personal or other interest in the approval or refusal of the application, quoting Ref No. 16/3/3/6/7/1/F5/20/2011/24 to *Lornay Environmental Consulting (Riebeek Kasteel Erf 878)*, e-mail: shane@lornyconsulting.co.za

Fax: 0865132141, or on the electronic response form available at link URL:

https://docs.google.com/forms/d/1C2Rnsb20BRQuEBO-FoKlpCcaKOvwyPvLu7Th44lrg/edit?ts=6634bf77

Consultant: *Lornay Environmental Consulting*, Fax: 086 513 2141 | Cell: 082 805 2190



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

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

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

Bars
960690
E

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

Applicant: Silver Solutions 3371 CC

Notice is hereby given of a public participation process in terms of the Environmental Impact Assessment Regulations (GN Nos R324, R325, R326 & R327 of 7 April 2017, promulgated under NEMA Act No. 107 of 1998 as amended to carry out the following activities.
Listed Activity: Listed activities applied for: GNR324/12 and GNR327/12, 19, 27&28. The proposed development and associated infrastructure on Erf 878 in Riebeek Kasteel may include the above activities listed in terms of the NEMA 2014 EIA Regulations as amended. *EnviroAfrica Overberg* was appointed to undertake the Basic Assessment Report process for the proposed project.
Project Location & Description: The proposed development on Erf 878 comprises the following: 60 single residential upper-market erven with extents of between ~600m^2 and ~1203m^2 located along the slopes and covering a total extent of ~40614m^2; retirement village consisting of 25 erven with extents of between ~283m^2 and~471m^2; 1 frail-care facility and 1 erf for flats, all with a total extent of~16026m^2; 2 townhouse complexes consisting of 26 and 11 erven, thus being 37 erven in total between ~189m^2 and ~409m^2 and covering a total extent of ~9312m^2; 2 business erven consisting of retail and flats on both erven and a service station on the smaller of the two business erven, all covering a total extent of ~10112m^2; 4 public parks covering a total extent of ~11697m^2; 2 stormwater drainage and walkway public open space erven covering a total extent of ~356m^2; 1 private open space area for stormwater servitude covering a total extent of ~2276m^2; 4 transport erven covering a total extent of ~23086m^2.
There is a high point on an elevated hillock located on the southern third of the property. From here the property slopes down by 37 metres to the lowest point located at the northeastern end of the property. The area of Erf 878 is 11.1 hectares in size. The most recent vegetation map indicates that the natural vegetation on the erf 878 would be Swartland Shale Renosterveld. However, the property carries a zonation of Agriculture 1 and has been used for the development of agricultural fields for extended periods in the past. The result of this is that there is no viable natural vegetation left on the property..
Registration as Interested and Affected Party and Access to Information:
You may register as an Interested and Affected Party (I&AP), in order to raise any environmental issues in writing that need to be taken into consideration during the assessment process. Deadline for comment is at close of work on 16 April 2024. A background information document and a Pre-Application Basic Assessment Report is available at link URL: https://sites.google.com/site/enviroafricaeia/erf878rk and a hard copy for information in Riebeek Kasteel library.
Those that have received *written confirmation* of past registration need not register again. To register as an I&AP, please submit your name, gender, postal contact information, e-mail address, telephone and fax number and issues you wish to raise now a.s.a.p. in a ***stand alone attachment*** to an e-mail. Note that no text in the body of an e-mail will be accepted or acknowledged. Please disclose in detail any direct business, financial, personal or other interest in the approval or refusal of the application, quoting Ref No. 16/3/3/6/7/1/F5/20/2011/24 to *EnviroAfricaOverberg* (*Riebeek Kasteel Erf 878)*,e-mail: charel@enviroafrica.co.za,
Fax: 0865132141, or on the electronic response form available at link URL:
https://docs.google.com/forms/d/1CWoj4Xf6K2yE6OdYd0pCz4KVwqRwLcYk449rp0abz9s/edit?ts=604b8777
Consultant: *EnviroAfrica(Overberg),* Fax: 086 513 2141 / Cell: 0828050190

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

CapeNature

CONSERVATION OPERATIONS: LANDSCAPE WEST

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

EnviroAfrica(Overberg)

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

Attention: Charel Bruwer

Dear Charel

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

DEA&DP Ref: 16/3/3/6/7/1/F5/20/2011/24

Herewith CapeNature's comment on this application.

1. As demonstrated by the botanical assessment, Erf 878 does not contain representative Swartland Shale Renosterveld. Remaining remnants of natural vegetation are pioneer species and at most secondary vegetation. The botanical assessment is supported.

2. Provide a freshwater impact assessment considering the potential impacts on the Krom Rivier and potential wetland area as pointed in the botanical assessment. The freshwater assessment would need to determine the risk to the watercourses and wetlands and mitigation and avoidance measures for impacts identified that will affect the wetlands and watercourses.

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

Kind regards,

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

Ismat Adams
Land-Use Scientist: Landscape West

Western Cape Government

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

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

Enviro Africa
06 Green Street
ONRUS RIVER
7201

Att: CA Bruwer

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

Your application of 0 March 2024 has reference.

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

Please note:

- Kindly quote the above-mentioned reference number in any future correspondence in respect of the application.

- The Department reserves the right to revise initial comments and request further information based on the information received.

Yours sincerely

Mr. CJ van der Walt
LANDUSE MANAGER: LANDUSE MANAGEMENT
2024-04-23

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

Swartland Municipality
Private Bag X52
MALMESBURY
7299

Western Cape Government

Department of Environmental Affairs and Development Planning
Rondine Isaacs
Directorate: Development Management, Region 1
Rondine.Isaacs@westerncape.gov.za | Tel: 021 483 4098

REFERENCE: 16/3/3/6/7/1/F5/20/2011/24
DATE: 16 April 2024

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

Attention: Mr. Rian Geldenhuys

E-mail: Geldenhuysrian1@gmail.com

Dear Sir

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

1. The abovementioned document as received by this Department via electronic mail correspondence on 15 March 2024, and this Directorate's acknowledgement thereof dated 25 March 2024, respectively, refer.

2. The Directorate's comments on the pre-application BAR are as follows:

   2.1. Land Use Planning:

   2.1.1. Regulation 8 of Government Notice No. R. 982 of 04 December 2014 (as amended) stipulates that a competent authority is required to inform the proponent or applicant of any factors that might prejudice the success of their application. Therefore, this specific case will be referred to the Land Use Planning component within this Department. You will promptly receive the pertinent advice from this section as soon as it becomes available.

   2.2. Compliance with Section 24H of the Registration Authority Regulations, 2016 (as amended) in terms of 24H(3)(a) of the National Environmental Management Act, 1998 (Act No.107 of 1998) ("NEMA"):

   2.2.1. This Directorate's letter dated 02 February 2024 requested proof that the appointed Environmental Assessment Practitioner ("EAP"), Mr. Bruwer of EnviroAfrica, was appointed to undertake the Environmental Impact Assessment ("EIA") for the proposal prior to 08 August 2022, as this would allow the EAP to continue with the application.

   2.2.2. The correspondence dated 21 February 2024, as received by this Directorate via electronic mail correspondence on 23 February 2024, served as proof of the EAP's appointment before 08 August 2022, which included the tasks done to date.

   2.2.3. This Directorate therefore agrees that the EAP may continue with the application.

2.3. Applicable listed activities:

2.3.1. The Directorate confirms that, although the proposed site is located inside the urban edge, the site is located outside the urban area.

2.3.2. Since a storm water drainage line flows along the northern extent of the proposed site and the proposed development will be located within 32m of the drainage channel, Activity 12 of Listing Notice 1 is applicable.

2.3.3. It is noted that a service station forms part of the proposed development. However, no information was provided to determine with certainty whether Activity 14 of Listing Notice 1 and/or Activity 10 of Listing Notice 3 is applicable, *i.e.*:

Activity 14 of Listing Notice 1:
"The development and related operation of facilities or infrastructure, for the storage, or for the storage and handling, of a dangerous good, where such storage occurs in containers with a combined capacity of 80 cubic metres or more but not exceeding 500 cubic metres".

Activity 10 of Listing Notice 3:
"The development and related operation of facilities or infrastructure for the storage, or storage and handling of a dangerous good, where such storage occurs in containers with a combined capacity of 30 but not exceeding 80 cubic metres.

i. Western Cape

i. Areas zoned for use as public open space or equivalent zoning;
ii. All areas outside urban areas; or
iii. Inside urban areas:
(aa) Areas seawards of the development setback line or within 200 metres from the high-water mark of the sea if no such development setback line is determined;
(bb) Areas on the watercourse side of the development setback line or within 100 metres from the edge of a watercourse where no such setback line has been determined; or
(cc) Areas on the estuary side of the development setback line or in an estuarine functional zone where no such setback line has been determined".

2.3.4. Please provide clarity as to the applicability of Activity 14 of Listing Notice 1 and/or Activity 10 of Listing Notice 3 and ensure that the pages 11 and 12 are amended accordingly.

2.3.5. Should the abovementioned activities be applicable, the Impact Assessment Tables must be amended to include the assessment of each impact and risk identified for each alternative. Further, the necessary specialist assessment which assesses the potential groundwater impacts associated with the proposed service station will need to be undertaken.

2.3.6. As such, please ensure that the requested information is contained in the Application form, as previously communicated in this Directorate's letter dated 02 February 2024.

2.3.7. Failure to provide all the required information may result in refusal of the application for environmental authorisation.

2.4. Specialist assessments:

2.4.1. Please ensure that the final Visual Impact Assessment Report is provided in the draft BAR which must be made available to all registered interested and affected parties ("I&APs") and State Departments/organs of state.

2.4.2. Furthermore, please ensure that the required Heritage Impact Assessment Report is provided in the draft BAR which must also be made available to all registered I&APs and State Departments/organs of state.

2.4.3. Please note that should Heritage Western Cape request any new assessments to be undertaken, this must be done.

2.5. Heritage requirements:

2.5.1. The Directorate notes that Heritage Western Cape requested that a Heritage Impact Assessment, which includes a Visual Impact Assessment, be conducted.

2.5.2. Please ensure that a final comment is obtained from Heritage Western Cape and included in the draft BAR to be submitted, as part of the formal EIA application phase.

2.5.3. All recommendations provided by Heritage Western Cape must be included in the investigation and assessment of alternatives and must be incorporated in the project proposal and designs.

2.6. Environmental Management Programme ("EMPr"):

2.6.1. Please ensure that a map at an appropriate scale, which superimposes the proposed activity, associated structures and infrastructure, including any areas that should be avoided, including buffers, are included in the EMPr.

2.6.2. Furthermore, please ensure that the details of the EAP who prepared the EMPr and the expertise, including a Curriculum Vitae, are included.

2.6.3. In addition, please ensure that the recommendations made by the various specialist reports are included in the EMPr, where applicable.

2.6.4. Please amend paragraph 16.2 on page 17 of the EMPr to state the requirement for an Environmental Audit Report (to be completed by an independent external auditor), in accordance with the requirements of Regulation 34 of the EIA Regulations, 2014 (as amended).

2.6.5. Please also ensure that the pre-application reference (Reference No.: 16/3/3/6/7/1/F5/20/2011/24) is included on the cover page of the EMPr.

2.7. Screening Report and Site Sensitivity Verification Report ("SSVR):

2.7.1. The Directorate's letter dated 02 February 2024 requested that an updated Screening Report be submitted.

2.7.2. It is noted that the Screening Report attached to the pre-application BAR is dated 27 February 2020. **Kindly note that an updated Screening Report must**

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

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

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

2.8. Public participation Process:

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

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

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

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

2.9. General:

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

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

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

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

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

4. Kindly quote the abovementioned reference number in any future correspondence in respect of this pre-application.

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

Yours faithfully

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

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

CC: (1) Mr. Charel Bruwer (EnviroAfrica) E-mail: charel@enviroafrica.co.za
(2) Mr. Alwyn Zaayman (Swartland Municipality) E-mail: zaaymana@swartland.org.za

2.5. Comments received during 2024 Public participation

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

	Name	Email	Date	Comment	Response by former EAP Charel Bruwer
	Jennifer Kamerman Chairperson for Riebeek Valley Ratepayers Association	jennifer@midpoint.co.za	18/03/2024	**Date of original notification**: 14th March 2024, regarding the proposed development of Erf 878 Riebeek Kasteel. **Deadline for comments**: 16th April 2024, as mentioned in the notification. **Request for extension**: Riebeek Valley Ratepayers Association requests a 4-week extension, moving the deadline to 14th May 2024. **Reason for extension**: The current deadline does not allow sufficient time to fully review the large volume of expert and technical information in the Pre-Application Basic Assessment Report (BAR). This time constraint could limit I&APs' ability to critically evaluate all aspects and impacts of the proposed development. The first term school holidays and Easter weekend further reduce the available time for reviewing, discussing, and preparing a response. **Goal** To ensure meaningful participation and a well-informed, thoughtful contribution to the process.	Dated 18/03.2024 We have discussed your request for a postponement of the comment deadline on the Background Information Document (BID) and pre-application Basic Assessment Report (pBAR) by 4 weeks to 14 May 2024, as well as the reasons therefore, with the Client and consultants team. We have to regrettably inform you that this would not be possible for the following reasons: • The specialists consultants that have been appointed to make inputs into the Erf 878 application process have made time commitments in their work schedules. This dictates that comments and responses on the BID and pBAR be received by 16 April 2024 in order not to jeopardise the timeframes for the completion of the impact assessment process as dictated under NEMA (as amended). • Performance commitments have also been made with business partners who have an interest in the proposed development that dictates adherence to agreed deadlines as laid down under NEMA 2014 (as amended). • Experience over 25 years with environmental applications, as well as endorsed by the timeframes specified for public participation, contained in the NEMA legislation, have indicated that 30 day comment periods for BARs have proven to be more that adequate. • The BID and pBAR information is straight forward and not difficult to understand. You may also request written clarification on aspects from uswithin the next two weeks. We therefore respectfully urge your organisation to initiate your response activities rather sooner than later in which

					case the deadline of 16 April 2024 should be easily met. Thank you for your organisation's participation and trust that the matter is clarified.
	Solveigh Smit	solveighsmit@gmail.com	No date provided	-Not in favour of high-density residential area proposed -No need for filling station -No support for retail shops – kill all privately owned enterprises and a eyesore	Response dated 19/03/2024 Comments noted and recorded

	DEADP – Rondine Issaacs	Rondine.Isaacs@westerncape.gov.za	16/04/2024	**Received & Acknowledged**: Received on 15th March 2024 and acknowledged on 25th March 2024.
				
				Key Comments:
				
				• **Land Use Planning**: The application will be referred to the Land Use Planning component for advice.
				• **EAP Compliance (NEMA)**: The Environmental Assessment Practitioner (EAP) was appointed before 08 August 2022 and may continue with the application.
				• **Applicable Listed Activities**:
				  ○ Activity 12 (stormwater drainage line) is applicable.
				  ○ Further clarification needed for Activities 14 (dangerous goods storage) and 10 (dangerous goods storage) for the proposed service station.
				  ○ Impact assessments and groundwater risk evaluations may be required if these activities apply.
				• **Specialist Assessments**:
				  ○ Ensure Visual and Heritage Impact Assessments are included in the draft BAR.
					Comments noted by EAP and amended accordingly

				○ Heritage Western Cape's comments must be included in the draft BAR. • **Environmental Management Programme (EMPr)**: ○ Include a map showing the proposed activity and structures in the EMPr. ○ Provide the EAP's details, and ensure specialist recommendations are incorporated. ○ Amend paragraph 16.2 to include the requirement for an Environmental Audit Report. • **Screening & Site Sensitivity Reports**: ○ Updated Screening Report and revised Site Sensitivity Verification Report (SSVR) are required. • **Public Participation**: ○ Proof of public participation and I&AP engagement is required, including advertisements, notice boards, and availability of reports. ○ A minimum 30-day comment period must be provided to I&APs. • **General**: ○ Complete sections on key findings, impacts, and impact management outcomes. ○ Provide written confirmation from Swartland Municipality/Eskom regarding electricity supply capacity. • **Declarations**: Ensure signed declarations from the applicant, EAP, and specialists are included in the final BAR. **Legal Reminder**: Environmental authorisation is required before commencing the listed activity as per	

				Section 24F of NEMA. **Reference Number**: Include the reference number in any future correspondence.	
	David Bellamy	bellamydavid@hotmail.com	2024 PPP	• **David Bellamy**, the owner of Erf 294 Riebeek Kasteel, has received a new draft rezoning plan from the Hugemont Trust and Silver Solutions. • The Hugemont Trust offered to assign the existing Right of Way (RoW) to Erf 294 if he withdraws his objections to the proposed rezoning, but the encroachment issue will remain (1.5m protruding onto a potential public road). • Bellamy maintains his objection to the rezoning of Erf 878, as part of his clay brick house (19 square meters, the entire north face) encroaches onto Erf 878, creating a longstanding planning anomaly. • The north-facing windows of Bellamy's house overlook Erf 878, raising security and safety concerns, as these windows could be accessed from the outside, especially with high unemployment and increased crime. • Bellamy cannot secure his property with fencing or enforce trespass laws due to the encroachment, preventing effective safety measures. • The situation worsened previously when Bellamy had to take Mr. Willem Smuts to court multiple times for harassment and property damage. • Bellamy requests the resolution of this planning anomaly, which has existed since at least 1930, in order to safely fence his house and use trespass laws. • He asks Swartland Municipality or the	

				Department of the Environment to resolve this issue before granting planning consent for the rezoning. • Bellamy is willing to pay for the right of way assignment to Erf 294 and wishes to purchase the adjacent portion of the servitude (Area 1), as per a 2018 offer, to resolve the ownership issue. • If not resolved, Bellamy may pursue legal action based on prescription, which could delay the sale and rezoning of Erf 878.	
	DEADP – Rondine Issacs request to contact Neil Moir and Associates	neil@moirassoc.co.za	17/04/2024	Request to be registered as I&AP Letter dated 21/05/2024: **Summary of Objection Letter to Basic Assessment Report (BAR) for Proposed Development on Erf 878, Church Street, Riebeek Kasteel:** **Introduction:** Mr. CJ Moir, a resident and interested party of the Riebeek Valley, submits this objection to the Basic Assessment Report (BAR) for the proposed development of a township and associated infrastructure on Erf 878, Church Street, Riebeek Kasteel. **Key Concerns/Objections:** **Location of Secondary Business Node:** The proposed development is not in line with the 2017 and 2023 Spatial Development Frameworks (SDF) for Riebeek Kasteel, which specify that Erf 878 should only have a Central Business District (CBD) node along Church Street and residential zoning for	Added as I&AP Comments noted and additional specialist input provided in the in process BAR

				the remainder. The development introduces a new, unplanned secondary business node, which conflicts with the established SDF and fails to integrate Riebeek Kasteel with Riebeek Kasteel East. Preferred secondary nodes are located along other streets, not Church Street. **Visual and Urban Design:** The development impacts the scenic route along Church Street, a key gateway to Riebeek Kasteel. The sight lines to the town and iconic church steeple must be preserved. The proposed buildings exceed the 170m contour building line, causing visibility issues. The development should respect the town's historic grid pattern and avoid creating a gated community that isolates from the town. Architectural guidelines for the development are seen as overly uniform, resulting in "cookie-cutter" designs that do not fit with the surrounding village. The development should offer design diversity and integrate with the town's aesthetic and cultural heritage. **Heritage and Environmental Impact:** The development disregards the historical farming and grazing land on the site, as well as indigenous plants and natural springs. It must be sensitive to the visual and cultural heritage of the area. No buildings should be allowed to exceed the 175m contour line to preserve scenic views.	

				Services and Infrastructure: While the Swartland Municipality confirms that municipal bulk services could potentially service the development, the existing municipal infrastructure (water, stormwater, sewerage) is insufficient and needs significant upgrades. The Pre-BAR document fails to address these critical infrastructure upgrades. **Conclusion:** Mr. Moir requests that the development proposal be reconsidered to address the above concerns, particularly regarding the zoning, visual impact, heritage sensitivity, and infrastructure requirements. He calls for the development to better integrate with the town and align with the existing planning frameworks and guidelines.	
	Cape Nature – I. Adams	iadams@capenature.co.za	22/04/2024	CapeNature's comments on the proposed development of a residential area, retirement center, filling station, retail shop, and open space on Erf 878, Riebeek Kasteel are as follows: The botanical assessment shows that Erf 878 does not contain representative Swartland Shale Renosterveld, but rather secondary vegetation with pioneer species. This assessment is supported. A freshwater impact assessment is required to evaluate potential impacts on the Krom Rivier and a wetland area, as mentioned in the botanical assessment. This assessment should determine risks to watercourses and wetlands and propose mitigation measures. CapeNature reserves the right to revise its comments or request further information based on new data.	Comment noted

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

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

Summary RVRA Comments on EnviroAfrica (Overberg) cc's Pre BAR for the Development of Erf 878, Riebeek Kasteel		
Pre-BAR Page reference(s)	**Extract/ Quote/ Aspect**	**Comment/ Observation**
activity under NEMA 2014 (as amended) and will be a separate application under NEMA by the fuel company entity who would be interested to operate a fuel station on the zoned site. The fuel company application, under their expertise, will deal with issues related to industry measures to prevent fuel leakage from underground tanks, storage of hazardous materials on site, disposal of oils, fuels and other waste material related to the operation of a fuel station. *2025 NOTE – The application for the fuel and service station is completely removed from the preferred Alternative 3. The revised BAR completed removes this reference and does not include any listed activities relating to such.*		
	4 Transport erven covering a total extent of ~23086m^2.	There is an implication that the "4 transport erven", which cover 21% of the Erf will become a taxi rank with four bays. It is not marked on the area earmarked for commercial use. This area will experience vehicle maneuvering and traffic flow problems and the tight space that will be caused by parking bays (also not identified). There are known issues and impacts that are caused at existing taxi facilities in other cities. Pollution levels will increase (vehicle and people noise, vehicle exhaust emissions, solid waste pollution with health and environmental health impacts e.g. food litter attracts vermin and insects). There is no indication of preventative measures and infrastructure to mitigate these impacts, nor of responsibility. Waste generated at source is the owner's and not the municipality's responsibility regarding storage.
EAP Response: *The Swartland Municipality Landuse Planning Bylaw defines transport zone and what developments are allowed thereon. This includes a total area of ~23086m^2 zoned as Transport Zone 2, within the total development footprint and includes only the proposed roads. There will be no formal taxi rank but taxis may use the parking bays provided on Erf 37 in the area for commercial use. This RVRA comment on the four transport erven is erroneous in a negative way by implying the development of a taxi rank on these erven. These four transport erven are shown in Figure 5 (page 8) of the Land Use Planning Application in Appendix L. The gray zonation indicates the four Transport erven. As may clearly be seen there is no space of a taxi rank.*		
		It is unstated what infrastructure the developer is responsible for as it appears that the developer indicates that SM will supply all services and pay for all infrastructure. This would pass the capital financing burden on to current rate payers and would be unlawful. A developer is legally required to pay a Development Contribution (DC) for the addition of bulk and connector infrastructure capacity outside of a new development, as well as fund the full reticulation network and associated infrastructure costs inside the boundaries of a development (Erf 878 in this case). The sentiment that the SM will provide services that will increase municipal

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

Summary RVRA Comments on EnviroAfrica (Overberg) cc's Pre BAR for the Development of Erf 878, Riebeek Kasteel		
Pre-BAR Page reference(s)	**Extract/ Quote/ Aspect**	**Comment/ Observation**
	property.	
EAP Response: *There are a number of important reasons why it would be extremely difficult to rehabilitate this Erf 878 to the natural renosterveld that was severely altered by anthropogenic activities of which continuous cultivation of agricultural crops, associated regular ploughing, addition of fertilizers, harvesting and planting of a succession of different crops. Literature has it that the shrub component of the natural renosterveld would take ~35 years to re-establish. However the bulb component of the renosterveld that existed on site has been destroyed by the repeated agricultural practices and there are no resource areas nearby from where it can naturally be introduced. In addition the agricultural practices is known from experience and literature to deplete the micro-elements in the soil, fertilizers increase nitrogen concentrations and alter soil chemistry, and most importantly, the fertilizer runoff from the surrounding large nearby agricultural fields are detrimental to the re-introduction of renosterveld vegetation. Also refer to the specialist Botanical Report in Appendix G that states* "the site visit shows that the property was clearly cultivated over a long period of time. Very little is known about how to rehabilitate previously ploughed renosterveld, but it is a known fact that ploughed renosterveld will not restore itself for many generations, if ever."		
	Erf 878 has an elevated small hillock on the southern lower third of the property at a maximum height of 180m a.m.s.l. From this high point the topography slopes down for a height of 37 metres to the lowest point in the north-western corner of the property at 143m a.m.s.l	See layout map for subdivision with 1m contours in Appendix B. From the highest point (Springbok Hill, 180m AMSL) to the lowest point (right of way servitude, 137m AMSL) ,the elevation difference is 37m. The horizontal distance is 36m. Rough calculation produces the general terrain slope angle of 45.8 degrees, or 10.3:10. By implication this will cause very fast drainage that will be encouraged by hard surfacing and roof structures that will increase run-off by as much as 95%, especially during heavy downpours. This will exceed the capacity of the stormwater infrastructure at the town square and towards the bottom end of town. Without sufficient stormwater drainage capacity, on-site attenuation is unlikely to solve the problem. This has large cost implications for the municipality and residents subject to consequential flooding. A downstream implication for the receiving environment, either populated, or for agricultural land and crops, or for undeveloped land, plus for the Berg River as a major surface water course, is that the stormwater load increases with potential flooding of flatter areas. Further, if the stormwater is contaminated, this has a pollution impact on the receiving environment as well. Using Google Earth for estimation purposes in the absence of other data, elevations AMSL are: • Main street lowest point (at De Hoop farm): 112m • Kloof Street end (connecting to Pieter Cruythoff Ave): 111m

Summary RVRA Comments on EnviroAfrica (Overberg) cc's Pre BAR for the Development of Erf 878, Riebeek Kasteel		
Pre-BAR Page reference(s)	**Extract/ Quote/ Aspect**	**Comment/ Observation**
		• Lelie Street (at Pieter Cruythoff Ave intersection): 98m • Lelie Street (parallel to Esterhoff near New Valley Creche): 93m • Berg River (average elevation): 64m It is clear that the natural slope is quite significant and that it decreases over the increasing distance away from Erf 878, with possible pooling effects in some areas.
EAP Response: *It is agreed that an average slope of 10.3:10.0 would have disastrous impact on rainfall runoff events on site! However, taking on-site measured data into consideration, the drop is ~37m over a distance of ~316m, thus the average slope from the top of Springbok Hill to the lowest elevation on Erf 878 located in the north-eastern corner of the erf was found to be 1:8.5 (vertical:horizontal). The KLS Consulting Engineers Civil Engineering Services Report (see Appendix E16 in Pre-BAR) furthermore elaborates in detail on the various stormwater runoff management procedures, including use of swales, permeable hardened development areas, retention ponds etc., to reduce the 1:50 year runoff event to a 1:10 year runoff event when the stormwater discharges from Erf 878. The rest of the RVRA comment that is rather non-specific, based on their erroneous average slope calculation thus becomes irrelevant. Furthermore the pollutants transported by stormwater runoff from Erf 878 is minor in consideration to the pollutants washed off from the much larger surrounding agricultural and residential areas to the drainage line running from Erf 878 to the Berg River.*		
		The February 2024 document presented as a FINAL BAR is in fact still a pre-Basic Assessment Report, as stated in a few places and on the fly page. Many aspects have changed since Nov 2019 (over 4,67 years). This causes various anomalies in it and makes this report and some information stale. This requires more recent information/ assessments/ updates or new specialist reports. There have also been updates to the Swartland Municipality (SM) IDP and SDF, which cover the 2023 – 2027 term, its objectives and policy changes that will apply to future developments that still need approval. The current document should be updated with any changes in the project description and state reasons why the original quantities changed (e.g. number of residential units increased from 45 to 60, etc.), while the elevation limit of 170m AMSL implies fewer units can be allowed. Once available, the new document should be readvertised or made available to I&APs, which includes the final BAR.
EAP Response: *The February 2024 document was at the time marked as a final Pre-BAR and could never be a Final Bar as an Application Form had not been submitted to DEADP. The Pre-BAR stage for the proposed development has been running since prior to COVID. The purpose of the Pre-BAR stage, (only introduced*		

Summary RVRA Comments on EnviroAfrica (Overberg) cc's Pre BAR for the Development of Erf 878, Riebeek Kasteel		
Pre-BAR Page reference(s)	**Extract/ Quote/ Aspect**	**Comment/ Observation**
in the Western Cape) is exactly to provide an opportunity to continuously update and expand the information and assessment of a proposed development. The Pre-BAR stage also provides the opportunity to register as I&AP who will be further involved in the impact assessment process, as well as to make pro-active inputs into the process. The updates in the SM IDP and SDF have been incorporated in the updated Land Use Planning Application (see Appendix L in Pre-BAR). The RVRA Comment Report on the Pre-BAR does not specify which aspects has changed that it refers to. However, a case in point for the progression in the different layouts RVRA refer to is exactly the purpose of the impact assessment, where alternatives are developed in response to I&AP comment inputs.		
	9. This BAR must be duly dated and originally signed by the Applicant, EAP (if applicable) and Specialist(s) and must be submitted to the Department at the details provided below.	The EAP is not registered with EAPSA, and cannot sign off on the validity of information provided (as has been done on the last page of the report). This compromises the adherence to legal requirements. The Specialists who prepared reports attached, appear not to have signed off. It is further noted that the developer/owner did not sign digitally despite it being stated that it was "digitally signed". This brings the validity of the report in question in terms of the DEA&DP requirements.
EAP Response: *DEA&DP has accepted the Pre-BAR and all associated documents that were signed off and submitted. DEA&DP also agreed that the EAP can sign off on this Erf 878 proposed development application and that all DEA&DP requirements are met.*		
p.4/40	**MAPS**	
	Provide a location map (see below) as Appendix A1 to this BAR that shows the location of the proposed development and associated structures and infrastructure on the property.The site plans must contain or conform to the following: *• Services, including electricity supply cables (indicate aboveground or underground), water supply pipelines, boreholes, sewage pipelines, storm water infrastructure and access roads that will form part of the proposed development must be clearly indicated on the site plan*	Apart from the roads being shown, the rest of the infrastructure detail is not apparent on any of the diagrammes. Photographs (Appendix C) also do not provide this information. Associated infrastructure been indicated - not just on-site, but also the development's connection points to bulk supply/ removal infrastructure – but with insufficient detail as far as could be ascertained. According to the senior SM official, the municipality has also not received engineering drawings.
EAP Response: *There are standard engineering principles prescribed for the installation of said associated infrastructure for residential and business developments. The detail design drawings will be done by appropriately qualified consulting engineers that will be appointed by the SM after a tender process once the environmental authorisation for the application is obtained. These appointed consultants will be professionally accountable to the SM for their designs and implementation.*		
p.5/40	**Acronyms**	Some acronyms in the pre-BAR are stale due to changes in competencies of National Department since the 2019 report was drafted. For example, the forestry and fisheries component of DAFF have been incorporated with DEA to

Summary RVRA Comments on EnviroAfrica (Overberg) cc's Pre BAR for the Development of Erf 878, Riebeek Kasteel		
Pre-BAR Page reference(s)	**Extract/ Quote/ Aspect**	**Comment/ Observation**
		form DFFE. DWAF is now DWS, which includes the sanitation function for oversight. This displays ignorance by the EAP, raising the question whether all the sector departments will be contacted to address the issues properly.
EAP Response: *The acronyms used are those as still used on the relevant DEA&DP official forms. Whether the use of the said acronym displays ignorance by the EAP, or not, is based on a judgement value by the beholder. Furthermore, the question whether all the sector departments have been contacted to address the issues properly will be decided by DEA&DP when the required reports are submitted for acceptance and decision.*		
p.6/40	**ATTACHMENTS – anomalies**	Not all attachments are available, as can be seen from the report. This means that the report is truly a pre-BAR that needs finalization and information presented to I&APs. Evaluation shows two groupings of information not available at this stage. This makes final comment from I&APs impossible: **1. Comments being awaited:** • Appendix E1 • Appendix E2 • Appendix E5 • Appendix E7 • Appendix E10 (DEADP Pollution Management) Very important regarding the intention to develop a service station in the flow lines of the fountain and other underground water. • Appendix E11 (DEADP Waste Management!) • Appendix E12 (DEADP Biodiversity Management - should be considered but no specialist study. • Appendix E15 (local authority comment) • Appendix E17 (District Municipality comment) **2. Appendices not available/ deemed necessary:** • Appendix E4 • Appendix E6 - no inclusion. Surely this is an error - The R311 is WCG's responsibility and if there is a need for changes, it is not SM's responsibility, meaning that if WCG DTPW cannot accommodate this, it has other impacts. • Appendix E8

Summary RVRA Comments on EnviroAfrica (Overberg) cc's Pre BAR for the Development of Erf 878, Riebeek Kasteel		
Pre-BAR Page reference(s)	**Extract/ Quote/ Aspect**	**Comment/ Observation**
		• Appendix E9 (WCG DoH is the authority regarding clinic provision). • Appendix E20 Proof of agreement/ TOR of the specialist studies conducted. Why have these not been included? • Appendix F: PP information (comments I&AP list, notices, etc. - after pre-BAR. This is understandable given the process) • Appendix L: Erf 878 Town Planning Application
EAP Response: *Appendices are included as the information that they refer to become available, either by follow-up requests to government departments or organs of state. Some appendices that are included in the BAR pro-forma may not be applicable to the proposed development. This applicability is determined by the EAP during the Pre-BAR process. Additional requests by DEA&DP may be made during the impact assessment process as they are the relevant authority who ultimately determine what additional information they require, in addition to that being submitted, in order to come to a decision.*		
p.7/40	**SECTION A: ADMINISTRATIVE DETAILS**	Charel Bruwer is not registered as an EAP (legal requirement - when did legislation come into effect?). He cannot sign off on the pre-BAR or other EIA documents in terms of regulatory requirements.
EAP Response: *DEA&DP agreed that the Charel Bruwer can sign off as EAP on all documents for this Erf 878 proposed development application that normally require an EAP signature.*		
p.9/40	**SECTION B: CONFIRMATION OF SPECIFIC PROJECT DETAILS AS INLCUDED [sic] IN THE APPLICATION FORM**	
	Silver Solutions 3371 CC is in the process of application to the various relevant authorities to develop the Erf with regard to the following as abstracted from the Town and Regional Planning Report prepared by Interactive Town and Regional Planning and submitted to Swartland Municipality for the application for a rezoning, consent use and subdivision of Erf 878, Riebeek Kasteel in terms of Chapter IV, Section 25.2(a)(o)& (d) of the Swartland Municipal Land Use Planning By-Law, 2020 (see Site Plans in Appendix B1 and Photographs in Appendix C respectively attached).	The Development Planning Application was retracted immediately prior to the PPP advertisement on 13 February 2024. A new application will have to be prepared/ made if there are substantive changes to the project details (e.g. no retail or service station, larger erven/ fewer units, etc.), or outcomes of approvals or support letters.
EAP Response: *An application form has not yet been lodged with DEADP. The progressive nature of the impact assessment process has at its heart the progressive alteration of layouts, options, etc. as the PPP information from organs of state and I&APs contribute to the EIA process. The impact assessment process under NEMA 2014 (as amended) is an independent process from the Land Use Planning Application (LUPA), but may refer to the LUPA as a source of information to feed into the NEMA process. However, there is no substantial difference between the withdrawn and resubmitted LUPA in attached in Appendix L.*		
	The extent of Erf 878 forming the application area was created in	The development's access points, turning radii and road widths need to be

Summary RVRA Comments on EnviroAfrica (Overberg) cc's Pre BAR for the Development of Erf 878, Riebeek Kasteel		
Pre-BAR Page reference(s)	**Extract/ Quote/ Aspect**	**Comment/ Observation**
	1995 after the subdivision of Erf 878 into 5 portions and a Remainder all gaining access from the 6m wide Fontein Street. The associated services infrastructure related to the proposed development is described in the Town Planning application that will be submitted to Swartland Municipality for approval after Environmental Authorisation is obtained from DEADP.	reviewed in relation to accessibility and maneuvering by large waste removal vehicles, furniture removal vehicles or delivery vehicles used by couriers. Fontein Street has a width of 6m and a vehicle size restriction of 3.5 Tons. The street has permitted parking along one side which then results in a usable road width of 3.5m. There are businesses at the lower end of Fontein Street that are serviced by 6-7 ton trucks and Fontein Street is then regularly blocked to all vehicle movement. It is not appropriate to have a vehicle access point into the proposed development from Fontein Street, neither is it appropriate to construct a "short-cut" from the R311 into RK, through the development with a T-junction intersection at Fontein Street. Access from the development into Fontein Street should be restricted to pedestrian access.
EAP Response: *A specialist traffic impact assessment was conducted for the proposed development on Erf 878 and the recommendations made in the transport impact assessment are summarised as follows:* *(a)-the proposed access off Church Rd should be designed according to the local and provincial guidelines. Attention should be given to sight distances from the access along Church Road;* *(b)-the proposed access on Fontein Street should be designed according to local guidelines;* *(c)-the route through the development connecting Church Road in the west with Fontein Street in the east should have a blacktop width of at least 6,0 m. Other internal access roads should have minimum blacktop widths of 5,5 m and bell-mouth radii of 6,0m (minimum 5,0m);* *(d)-off-street parking should be provided as per the Swartland Municipality Land Use Planning By-law document;* *(e)-it is proposed that adequate public transport facilities be provided at the filling station and adjacent retail premises;* *It is furthermore proposed that a surfaced sidewalk be provided along at least one side of the Class 5 Local Street (13 m reserve) through the development and up to the filling station premises.* *It must be noted that a municipal by-law determines the size of vehicle (3.5 tons) that may use Fontein Street and consequently all vehicles entering the proposed development on Erf 878 from Fontein Street are restricted to this maximum tonnage. The SM may furthermore specify any upgrades they deem necessary as a condition of approval for the proposed development on Erf 878.*		
Between the	*These services will all be supplied by the Swartland Municipality, subject to the services levies accruable to the municipality.*	The associated services infrastructure related to the proposed development is described in the Town Planning application that will be submitted to Swartland Municipality's MPT for approval after Environmental Authorisation is obtained from DEADP. While services must be supplied by SM, the supply of capital infrastructure solely at the expense of SM and its current Ratepayers is unlawful. Any

Summary RVRA Comments on EnviroAfrica (Overberg) cc's Pre BAR for the Development of Erf 878, Riebeek Kasteel		
Pre-BAR Page reference(s)	**Extract/ Quote/ Aspect**	**Comment/ Observation**
		development this will require extensions to existing infrastructure, whether bulk infrastructure and bulk network infrastructure outside of the development. The municipality is only partly responsible for Capex. The developer pays development contributions (DCs) for the extension work to capital infrastructure and must provide the reticulation network infrastructure supplying services to the development at own cost. There is clearly a misunderstanding of what SM will develop/ be responsible for. A "township development" (as per the reports title), is the developer's responsibility, who must pay for the network infrastructure up to the point where it is connected to bulk infrastructure. The real implication is a financial burden on the current Ratepayers (increased rates and services charges). There are no municipal service levies, only Council-approved rates and tariffs. Tariffs off-set costs incurred to directly provide services to residents and businesses (water, sanitation/ sewage, electricity). Rates cover services for which tariffs cannot be charged due to the "public good" components where everyone benefits. Waste management area cleaning and infrastructure, maintaining public open spaces, providing and maintaining roads, and street lighting, etc. fall into this category.
EAP Response: *The developer is responsible for providing all the internal services. The Swartland Municipality (SM) raises a development contribution on each erf in the proposed development. SM may use this contribution to update other infrastructure and if the contribution is not enough, may ask the developer to fund further infrastructure, to be refunded over a period of time as agreed. A service level and phasing agreement will be drawn up between the developer and the SM for the provision of services. The services availability letter by Swartland Municipality and KLS Consulting Engineers in Appendix E16 confirms that sufficient spare capacity in the associated infrastructure for water, sewerage and solid waste removal is available. Reference to the fragmented Eskom electricity supply is a national problem in South Africa and a bulk supplier to SM. This bulk supply is also available to the development and to bridge load shedding by Eskom or invest in stability of electricity supply is an individual choice of a potential homeowner and the technology to install this is available commercially.*		
	There are two stormwater drainage lines running across Erf 878 that both originate from the very extensive agricultural developments on the lower foothill slopes of the mountains to the west. Another drainage line terminates in a seasonal fountain that emerges above-ground more or less in the middle of the property during the wet winter runoff months, but	The statement of no/little water in summer is immaterial if hydrocarbon contamination should occur from a spill or leak (underground tank crack or breach of pipe connections). This will contaminate soil due to sub-surface and will spread as a plume once the groundwater flow recurs in winter. In turn, this will contaminate water downstream of the high ground (underground and potentially on surface wherever ground water surfaces). This has major

Summary RVRA Comments on EnviroAfrica (Overberg) cc's Pre BAR for the Development of Erf 878, Riebeek Kasteel		
Pre-BAR Page reference(s)	**Extract/ Quote/ Aspect**	**Comment/ Observation**
	otherwise dries up during the dry summer months.	implications for food safety, especially if farmland soils become polluted. A further implication is the economic impact on sales and exports. There are direct implications for stormwater run-off. The hard surfacing of a natural area, and the roof coverage will increase run-off by up to 95%. Downstream from the development, which is at lower levels than Fontein Street, the drainage is already insufficient due to poorly maintained or broken infrastructure, or due to infrastructure being to small (insufficient) to handle the current loads. There is also cross-connection of stormwater lines with the sewer lines feeding the sewerage treatment plant, and the overload during rain periods upsets the biological treatment capacity in the plant. This has major environmental implications, as the contaminated water is released to normalize operations and services. It means expansion and corrective work will definitely have to be performed by the municipality. A meeting with a senior SM official, and a review of the SM SDBIP indicate there is no budget for this work. This is sufficient reason not to support a township development that will cause stormwater and sewage increases.
EAP Response: *The application relating to the service station is only for the zoning in the land use application. The application to operate a service station is a listed activity under NEMA 2014 (as amended) and will be a separate application under NEMA by the fuel company entity who would be interested to operate a fuel station on the zoned site. The fuel company application, under their expertise, will deal with issues related to standard industry measures to prevent fuel leakage from underground tanks, storage of hazardous materials on site, disposal of oils, fuels and other waste material related to the operation of a fuel station. Standard use is made of double walled fuel storage tanks, groundwater monitoring stations to detect leakages, on site spillage containment etc.* *With regard to storm water runoff from Erf 878, the KLS Consulting Engineers Civil Engineering Services Report (see Appendix E16 in Pre-BAR) elaborates in detail on the various stormwater runoff management procedures, including use of swales, permeable hardened development areas, retention ponds etc., to reduce the 1:50 year runoff event to a 1:10 year runoff event when the stormwater discharges from Erf 878. The developer of Erf 878 cannot be held responsible to solve the other municipal infrastructure problems located outside the proposed development, such as sewer/stormwater cross connections, poorly maintained and broken infrastructure, etc. It must also be remembered that the proposed development is intended to be implemented in phases over a longer period of time. As explained earlier on the application of the development contributions that accrue from the proposed development will be contained in a contractual agreement drawn up between the SM and developer. The proposed development will make an important contribution to the financial resources of the SM, otherwise they will not support the proposed development.*		
p.10/40	*The reason why this vegetation type is listed as critically*	Why claim that farming destroyed the natural environment? There is an

Summary RVRA Comments on EnviroAfrica (Overberg) cc's Pre BAR for the Development of Erf 878, Riebeek Kasteel		
Pre-BAR Page reference(s)	**Extract/ Quote/ Aspect**	**Comment/ Observation**
	endangered is because it was commonly converted to agriculture as a viable land use. As the whole Erf had been repeatedly farmed with agricultural crops in the past for a number of years, but longer than 10 years ago, there is very little, if any, of this natural vegetation left on the property. The property is covered in pioneer vegetation such as renosterbos (Erythropappus rhinocerostis), kraalbos (Galenia africana), black wattle (Acacia mearnsii), kikuyu grass (Pennisetum clandestinum), Cynodon species and other pioneer grasses and vegetation (see Specialist Botanical Report in Appendix G1).	acknowledgement in the report (p.9/40) of the existence of pioneer species, which is a clear sign that revegetation of the endangered renosterbos is occurring. Also see 12 (misnumbered) in the table on p.11/40.
EAP Response: *Comments such as these by the RVRA are entirely erroneous and unqualified and exposes their lack of commenting expertise. Renosterbos is not endangered. This sort of erroneous comment by the RVRA does not pro-actively contribute anything and frustrates the impact assessment process. We ran this past the botanical specialist and his comment is unprintable! It is generally accepted by vegetation specialists that agriculture development on renosterveld destroys renosterveld. Even lying fallow for many years the vegetation will revert to renosterbos but not renosterveld.* *This is another erroneous conclusion drawn by the RVRA as there is no denial that there is a wetland where the spring (fountain) occurs. The proof of recognition can be derived from the fact that there is 32 metre buffer zone around the spring that is zoned Open Space Zone 2: Private Open Space. This Erf 34 has a size of 4350m2.*		
p.11/40	**SECTION C: LEGISLATION/POLICIES AND/OR GUIDELINES/PROTOCOLS**	
	Relevant regulations govern content and process of EIA (adhered to fully)	How can it be fully compliant with NEMA/ NEMWA if the proposed retail service station is a Listed Activity (sched 2)? The service station development has been omitted from the project description, and is not mentioned in the document. Therefore, it doesn't trigger it as a listed activity. Seems like the EAP and developer have been devious about this and are trying to skirt around and downplay the hazardous nature of substances that will be stored and dispensed on this site, with pollution and other effects downstream, or fire risk to properties close to the service station with implications downstream.
EAP Response: *The application relating to the service station is only for the appropriate erf zonation in the land use application. The application to operate a service station is a listed activity under NEMA 2014 (as amended) and will be a separate application under NEMA by the fuel company entity who would be interested to operate a fuel station on the zoned site. The fuel company application, under their expertise, will deal with issues related to standard industry measures to prevent fuel leakage from underground tanks, storage of hazardous materials on site, disposal of oils, fuels and other waste material related to the operation of a*		

Summary RVRA Comments on EnviroAfrica (Overberg) cc's Pre BAR for the Development of Erf 878, Riebeek Kasteel		
Pre-BAR Page reference(s)	**Extract/ Quote/ Aspect**	**Comment/ Observation**
fuel station. Standard use is made of double walled fuel storage tanks, groundwater monitoring stations to detect leakages, on site spillage containment etc. Reference to deviousness on the part of the developer and the EAP is uncalled for by the RVRA and exposes their continuous attempts throughout their responses to discredit the developer and the EAP. There is no way that the EAP will resort to deviousness as this could form a ground for appeal against the environmental authorisation, if granted by the RVRA. We are fully aware of this pending appeal by RVRA and will conduct the EIA process accordingly.		
	A stormwater drainage channel runs on the northern extent of Erf 878 and the development footprint may involve the movement of more than 10 cubic metres of soil.	There is a denial that there is a wetland where the spring (fountain) occurs.
EAP Response: *This is another erroneous conclusion drawn by the RVRA as there is no denial that there is a wetland where the spring (fountain) occurs. The proof of recognition can be derived from the fact that there is 32 metre buffer zone around the spring that is zoned Open Space Zone 2: Private Open Space. This Erf 34 has a size of 4350m2 around the fountain and public access is allowed to the fountain as contained in the relevant Title Deed..*		
	Stormwater drainage line runs along the northern extent of the property. The footprint of the proposed development will extend to closer than 32 metres from the drainage channel. DEADP to confirm whether this activity is applicable.	The hard surfacing and roof areas will make run-off greater than these channels can handle. This implies a specialist study needed to calculate quantums and to provide input to design and construction of additional stormwater infrastructure.
EAP Response: *With regard to storm water runoff from Erf 878, the KLS Consulting Engineers Civil Engineering Services Report (see Appendix E16 in Pre-BAR) elaborates in detail on the various stormwater runoff management procedures, including use of swales, permeable hardened development areas, retention ponds etc., to reduce the 1:50 year runoff event to a 1:10 year runoff event when the stormwater discharges from Erf 878.*		
p.12/40	*This agricultural zoned site has not been subjected to agriculture for the past 10 years and therefore is considered to be natural under NEMA 2014 (as amended)*	This is a contradiction with statements that are made regarding renosterbos and agriculture (see previously noted p.9/40, **SECTION B**).
EAP Response: *Please note that NEMA 2014 (as amended) refers by definition to indigenous or natural vegetation as "vegetation consisting of indigenous plant species occurring naturally in an area, regardless of the level of alien infestation and where the topsoil has not been lawfully disturbed during the preceding ten years". Listing Notices 1/27 and 3/12 contain listed activities under NEMA 2014 (as amended) relating to indigenous or natural vegetation.*		
	Provide the relevant Basic Assessment Activity(ies) as set out in Category A. Describe the portion of the proposed development to which the applicable listed activity relates. - N/A	This cannot be answered as :N/A". For Category A listed activity (NEMWA): If a service station is built - storage of hazardous waste (and disposal of oil cans, rags, contamination during filling of underground tanks, mop up materials used to contain spillages, etc? Also for Category A listed activity (NEMWA): This cannot be possible if the township development becomes a gated community with controlled entrances, as a waste room (currently not shown) needs to be provided to store waste and recyclables for routine collection by the municipality.

Summary RVRA Comments on EnviroAfrica (Overberg) cc's Pre BAR for the Development of Erf 878, Riebeek Kasteel		
Pre-BAR Page reference(s)	**Extract/ Quote/ Aspect**	**Comment/ Observation**
EAP Response: *As mentioned previously, the application relating to the service station is only for the appropriate erf zonation in the land use application. The application to operate a service station is a listed activity under NEMA 2014 (as amended) and will be a separate application under NEMA by the fuel company entity who would be interested to operate a fuel station on the zoned site. The fuel company application, under their expertise, will deal with issues related to standard industry measures to prevent fuel leakage from underground tanks, storage of hazardous materials on site, disposal of oils, fuels and other waste material related to the operation of a fuel station. Standard use is made of double walled fuel storage tanks, groundwater monitoring stations to detect leakages, on site spillage containment etc. The "gated community" that RVRA refer to are those areas in the residential development where the roads are 10m wide and end in dead-ends. Only domestic waste will be generated in these gated areas and provision for collection will be made at the "gate"*		
p.13/40	**SECTION E: PLANNING CONTEXT AND NEED AND DESIRABILITY**	
	There is only one alternative site for the proposed development in Riebeek Kasteel as Erf 878 is the only appropriately sized Erf within the urban boundary of the town that is of appropriate size and undeveloped. *There was a design alternative that was the originally preferred selected alternative as it would meet the initial financial, social and environmental triple bottom line. However, based on the I&AP feedback from the initial rounds of public participation as well as feedback from © Western Cape on the Notice of Intent, a preliminary visual and heritage impact assessment was done. It soon became apparent that an alternative development to the proposed wedding venue at the top of the high point on the Erf was required, as well as some other minor adjustments to the proposed development layout in order to respect existing visual sight lines to heritage elements such as the tall church steeple from certain positions along Kerkstraat as the entrance road to Riebeek Kasteel passes Erf 878. Thus the initial alternative became the non-preferred alternative. The alternative design layout, influenced by the public participation process, then FORM NO. BAR10/2019 Page 13 of 40 became the preferred alternative and is shown in Appendix B1.*	There is indeed more than one site available for development. The preferred alternative is described in great detail in the appropriate Town and Regional Planning Application prepared by InterActive Town and Regional Planning, which must be subjected to a separate public participation process under the Spatial Planning and Land Use Planning Management Act (SPLUMA) and is received by a different authority (SM's MPT) for decision making. This pre-BAR contains a summary with little detail and is a key contention of the RVRA: the township design has fundamentally changed and increases the number of units, and some aspects have no or little detail for DEA&DP to make decisions on. This raises question mark about the non-availability and validity of the available specialist studies, and the support from authorities (SM, WCG).
EAP Response: *NEMA 2014 (as amended) refers to "feasible and realistic" alternatives. Of all the alternative undeveloped sites available in Riebeek Kasteel, Erf 878 is the only one that meets the proposed development requirements of the Applicant, taking location, size, opportunities and constraints into consideration. Thus the*		

Summary RVRA Comments on EnviroAfrica (Overberg) cc's Pre BAR for the Development of Erf 878, Riebeek Kasteel		
Pre-BAR Page reference(s)	**Extract/ Quote/ Aspect**	**Comment/ Observation**
layout was changed due to I&AP feedback on the first round of public participation. Due to the removal of the wedding venue, additional areas on the site became available for altered residential layout. The Swartland Spatial Development Framework 2023-2027 advocates a densification for Riebeek Kasteel from 8.2 to 8.5 dwelling units per hectare. The application proposal is in accordance with the land-use management policies and strategies for the said area. The Land Use Planning Application will be included in the BAR to provide DEA&DP with the necessary information and allow them (DEA&DP) to request additional information during the further impact assessment process. The non-availability of specialist studies is not specified in this instance in the RVRA comment. Support or non-support by SM and WCG is obviously based on a much wider information base than can be provided in the BAR and Town and Regional Planning Application. It is also standard feasibility procedure to discuss a proposed development with the governing authorities in order to formulate feasible and realistic alternatives right at the beginning of the development planning process.		
p.14/40	*9. Explain how the proposed development will optimise vacant land available within an urban area.* *The proposed development is located on an Erf that is vacant and carries a zoning of Agriculture 1 and is located within in the urban edge proposed for residential development in Riebeek Kasteel.*	This is a nonsensical answer that does not explain how the development will optimise the available land.
EAP Response: *Densification and intensification ensures optimal use of land and efficient use of infrastructure and services. The Swartland Spatial Development Framework 2022-2027 strongly promotes densification in new housing developments.*		
	10. Explain how the proposed development will optimise the use of existing resources and infrastructure. *The Erf 878 is located within the urban edge of Riebeek Kasteel as well as being limited developable land in the urban area. The Erf can easily be serviced by the local municipality. There is also a very large demand for residential opportunities in Riebeek Kasteel that far outstrips availability.* **AW**-The municipality must state their solution to this problem. It is not the applicants problem that municipal infrastructure is cockeyed.	The "*Erf can easily be serviced by the municipality*" statement is nonsense, as there are various issues that complicate service delivery. Fundamentally there is no immediate budget for works needed to upgrade, repair or maintain for some services (from an interview with a senior SM official). The EAP appears oblivious to the fact that the municipality cannot fully service EXISTING developed properties. Sewerage infrastructure is the weak link, and many properties are still using conservancy tanks that need to be pumped empty approx. every 2 weeks at a greater cost to the resident/owner. Stormwater conveyance is also a problem and has caused incidences of flooding in the lower point in town and flooding of the WWTW due to suspected interconnections between the stormwater and sewage pipes.
EAP Response: *The specialist KLS Consulting Engineers services report (see Appendix E16) describes the services to meet the SM services requirements.*		
p.14/40	**SECTION F: PUBLIC PARTICIPATION**	
	2. Confirm that the PPP as indicated in the application form has been complied with. All the PPP must be included in Appendix F.	The PPP is incomplete, so it cannot be complied with. Further, the pre-BAR is incomplete (missing information regarding project details and specialist

Summary RVRA Comments on EnviroAfrica (Overberg) cc's Pre BAR for the Development of Erf 878, Riebeek Kasteel		
Pre-BAR Page reference(s)	**Extract/ Quote/ Aspect**	**Comment/ Observation**
		studies, as previously indicated), which may require a further release of the final BAR and associated specialist studies for PP.
EAP Response: *As the PPP is a progressive process throughout the impact assessment process that is being complied with and the application form has not been submitted yet, this requirement can only be assessed when the final BAR is submitted to DEA&DP for acceptance and approval.*		
	• *social profiling as described by O'Connor (1977) was employed to determine the key characteristics of the groupings within the surrounding community as well as the organs of state that may have an interest in the proposed development as starting point for identifying potential stakeholders;*	This seems to be a very old source (almost 50 years) and begs the question why more recent methods are not applied. The make-up of population in terms of social groups and economic means in different areas has also changed dramatically since 1977. Internal migration as well as influx from beyond the borders has grown the number of informal settlements and areas with FLISP housing forcing a marked change.
EAP Response: *O'Connor's (1977) social profiling is still one of the best principled profiling techniques that is as applicable today as it was then, regardless of the changes in social groups, economic means, spatial origin and distribution and their interaction with access or not to resources. However we will remove the reference to prevent interpretative problems.*		
p.15/40	*3. Confirm which of the State Departments and Organs of State indicated in the Notice of Intent/application form were consulted with State Departments* *• Breede-Gourits Catchment Management Authority*	The "Catchment Agency" cited has no jurisdiction in the Swartland Municipal area. The Berg River flows through the SM/ WDM area, and the 2023 WSDP-SIDP Sector Report input, indicates "*Swartland Municipality is situated in the Berg-Olifants Water Management Agency (WMA)*". It is not possible that the correct information would be transmitted either way if the incorrect WMA was approached in terms of consultation. The Dept of Water & Sanitation is also a commenting authority that sets policy and should indicate aspects of water availability in terms of long-term forecasting and planning.
EAP Response: *Noted. The DWS as national government, who was approached at the Pre-BAR stage, still have to indicate which water authorities all have to be approached with the proposed development for comment.*		
	4. If any of the State Departments and Organs of State were not consulted, indicate which and why. ** WCG Dept of Health: There are no health issues involved with this proposed development apart from the Occupational Health and Safety Act during construction and operation.*	The statement regarding the OHS Act is incorrect. if a service station is approved, built and operated, various regulations under OHS Act apply (MHI, Hazardous Substance Regulations, Noise Regulations) will have to be adhered to prior to and after construction during the operational phase, which will form part of mitigation measures that should be included in the design.
EAP Response: *As mentioned previously, the application relating to the service station is only for the appropriate erf zonation in the land use application. The application to operate a service station is a listed activity under NEMA 2014 (as amended) and will be a separate application under NEMA by the fuel company entity*		

Summary RVRA Comments on EnviroAfrica (Overberg) cc's Pre BAR for the Development of Erf 878, Riebeek Kasteel		
Pre-BAR Page reference(s)	**Extract/ Quote/ Aspect**	**Comment/ Observation**
who would be interested to operate a fuel station on the zoned site. The fuel company application, under their expertise, will deal with issues related to standard industry measures to prevent fuel leakage from underground tanks, storage of hazardous materials on site, disposal of oils, fuels and other waste material related to the operation of a fuel station.		
	Provide a summary of the issues raised by I&APs and an indication of the manner in which the issues were incorporated into the development proposal.	As indicated before, Appendix F cannot be complete as shown. The Final BAR will also attract comment that MUST be included, implying a further public participation process will be needed.
EAP Response: *The impact process under NEMA 2014 (as amended), inclusive of the specified public participation activities, will be followed to the letter, always keeping in mind that an appeal against an environmental authorisation lodged by a registered I&AP seems inevitable.*		
p.16/40	**SECTION G: DESCRIPTION OF THE RECEIVING ENVIRONMENT**	
	All specialist studies must be attached as Appendix G. *1. Groundwater - NO*	This is a fatal flaw for a number of reasons (soil type, spring, wetland, service station impacts on groundwater, etc.). The spring (fountain) and stormwater drainage channel are conflated as a single source of surface water, which is incorrect. A ground truthing site visit in March 2023 shows there is flow even in the dry season. There is also no mention of a wetland on site, which is a natural feature resulting from the flow of groundwater. These features can be seen on Google Earth as well.
EAP Response: *As mentioned previously this is another erroneous conclusion drawn by the RVRA as there is no denial that there is a wetland where the spring (fountain) occurs. The proof of recognition can be derived from the fact that there is 32 metre buffer zone around the spring that is zoned Open Space Zone 2: Private Open Space. This Erf 34 has a size of 4350m^2 around the fountain with public access as per the Title Deed.*		
	2. Surface water 2.1. Was a specialist study conducted? NO	This is a fatal flaw, especially since the fountain and stormwater issues have been acknowledged, and there could be downstream impacts on farm dams and the Berg River. Other influences such as waste and service station impact must be considered as potential impacts on the quality of surface water. See previous comment about pollution impact on soil that will eventually transfer to water. No attenuation shown on the lay-out plan - flooding due to hard surfacing and steep slope that will affect lower town and beyond is a known impact even without hard surfacing.
EAP Response: *The specialist KLS Consulting Engineers services report (see Appendix E16) describes the services to meet the SM services requirements. Their design also indicate the various water flow attenuation measures. As mentioned previously, the application relating to the service station is only for the appropriate erf zonation in the land use application. The application to operate a service station is a listed activity under NEMA 2014 (as amended) and will be a separate application under NEMA by the fuel company entity who would be interested to operate a fuel station on the zoned site. The fuel company application, under their*		

Summary RVRA Comments on EnviroAfrica (Overberg) cc's Pre BAR for the Development of Erf 878, Riebeek Kasteel		
Pre-BAR Page reference(s)	**Extract/ Quote/ Aspect**	**Comment/ Observation**
expertise, will deal with issues related to standard industry measures to prevent fuel leakage from underground tanks, storage of hazardous materials on site, disposal of oils, fuels and other waste material related to the operation of a fuel station. A further very important aspect regarding polluting runoff from Erf 878 is that the area is ~10 hectares. The surrounding adjacent vineyards with the associated pesticides, fertilizers and extensive summer irrigation creates an additional runoff area of ~70 hectares.		
p.17/40	*4. Biodiversity* *4.3.* *Explain which systematic conservation planning and other biodiversity informants such as vegetation maps, NFEPA, NSBA etc. have been used and how has this influenced your proposed development.* *Available vegetation maps, the National Freshwater Ecosystem Protection Areas designation for the site, on site vegetation and aquatic features and assessments were done. The impact of the surrounding developments on the site were conducted and the preferred development alternative designed and positioned on the Erf footprint. A specialist botanical study and the history of land-use on site over the years have indicated that there were no natural conservation-worthy elements left on Erf 878 because of the long-term anthropogenic alteration impact on the site*	This is a contradiction if the answer is NO. the statement "*A specialist botanical study and the history of land-use on site over the years have indicated that there were no natural conservation-worthy elements left on Erf 878 because of the long-term anthropogenic alteration impact on the site*" is not true. It also contradicts the fact that there is evidence of endangered renosterveld type plants, as investigated on a site visit in March 2024. In addition, wetland plants occur adjacent to the wetland. Combined, the wetland and natural vegetation must receive attention from a biodiversity perspective. There is evidence of biodiversity issues as discussed elsewhere. A proper specialist study must be undertaken on ground truthing principles. The maps required are also not included in the pre-BAR.
EAP Response: *As explained previously, there are a number of important reasons why it would be extremely difficult to rehabilitate this Erf 878 to the natural renosterveld that was severely altered by anthropogenic activities of which continuous cultivation of agricultural crops, associated regular ploughing, addition of fertilizers, harvesting and planting of a succession of different crops. The remnant presence of a few pioneer plans that occur in renosterveld and wetlands is no indication of such ecosystems. It's the same as the English proverb that says "two swallows do not make a summer". Literature has it that the shrub component of the natural renosterveld would take ~35 years to re-establish. However the bulb component of the renosterveld that existed on site has been destroyed by the repeated agricultural practices and there are no resource areas nearby from where it can naturally be introduced. In addition, the agricultural practices are known from experience and literature to deplete the micro-elements in the soil, fertilizers increase nitrogen concentrations and alter soil chemistry, and most importantly, the fertilizer runoff from the surrounding large nearby agricultural fields upstream of the site are detrimental to the re-introduction of renosterveld vegetation. Also refer to the specialist Botanical Report in Appendix G that states* "the site visit shows that the property was clearly cultivated over a long period of time. Very little is known about how to rehabilitate previously ploughed renosterveld, but it is a known fact that ploughed renosterveld will not restore itself for many generations, if ever."		
	5. Geographical Aspects	Where is the Specialist Study for Visual Impact, as directed by HWC (Appendix

Summary RVRA Comments on EnviroAfrica (Overberg) cc's Pre BAR for the Development of Erf 878, Riebeek Kasteel		
Pre-BAR Page reference(s)	**Extract/ Quote/ Aspect**	**Comment/ Observation**
	Explain whether any geographical aspects will be affected and how has this influenced the proposed activity or development. The geographical aspect that would have been affected was where the proposed wedding venue with associated tower would have been placed on top of the hill, in order to present a visual feature. However, due to initial public participation feedback from local residents and organisations, the proposal was altered to the preferred alternative where the prominent wedding venue was removed and replaced by single storey housing to blend in with the surrounding visual character.	E1)? This should ideally include a 3D rendering that allows building height, etc. to be able to determine visual impact, and to honour the 170m AMSL height limit. The visual impact will also affect mountain and valley views (current proposal), which is part of the tourist attraction along with the church spire. A further aspect attached to the proposed retail centre will be signage for advertising purposes. Experience abounds to show that this often adds to visual impacts. The visual impact assessment attached to the preBAR is for an already discarded development option and does not assess the preferred development proposed and discussed in the preBAR.
EAP Response: *As explained elsewhere the Pre-Bar is the first step in the impact assessment process. As I&APs and other receiving parties, including the RVRA, respond with information inputs, the layout and infrastructure details are amended. A specialist visual assessment is awaited for inclusion in further impact assessment reports.*		
p.18/40	*6. Heritage Resources* *6.1 EnviroAfrica (Overberg) compiled and submitted a Notice of Intent to Develop (NID) to which HWC issued their response that indicated that a heritage assessment incorporating a visual assessment was required (see Appendix E1)*	Where is the Heritage report? The information from this is not accurate at all. The EAP also omits to indicate that there is proposed "Heritage layer" being considered by SM in its Integrated Zoning Scheme. This was not the only requirement of HWC and appears not to have been completed. See extract from the minutes: *Approved Minutes of the Meeting of the Impact Assessment Committee (IACOM) of Heritage Western Cape (HWC) held via Microsoft Teams, at 08H15 on Wednesday, 19 May 2021: Point 12, Section 38(1): Interim Comment* *INTERIM COMMENT:* *IACom recommends that a heritage impact assessment be conducted inclusive of the following:* *1. Townscape analysis.* *2. Visual Impact Assessment.* *3. Heritage design indicators.*
EAP Response: *As explained elsewhere, the Pre-Bar is the first step in the impact assessment process. As I&APs and other receiving parties, respond with information inputs, the layout and infrastructure details are amended. A heritage impact assessment, inclusive of heritage design indicators, townscape analysis and visual impact assessment, on recommendation from HWC-IACom is awaited for inclusion in further impact assessment reports.*		

Summary RVRA Comments on EnviroAfrica (Overberg) cc's Pre BAR for the Development of Erf 878, Riebeek Kasteel		
Pre-BAR Page reference(s)	**Extract/ Quote/ Aspect**	**Comment/ Observation**
	7. Historical and Cultural Aspects *Explain whether there are any culturally or historically significant elements as defined in Section 2 of the NHRA that will be affected and how has this influenced the proposed development.* *However, comments received from some community participants found this to be out of character with the ambiance of Riebeek Kasteel.*	This is not the only aspect of the proposed development that is "out of place" (read: INAPPROPRIATE).
EAP Response: *A heritage impact assessment will be submitted to HWC who will then issue a record of decision on the appropriateness of the proposed development.*		
	Although the R311 is not proclaimed a Scenic route, the visual input has considered the road as a de facto scenic route.	The mountains and valley are part of the "scenic route" argument, even if it is not deemed an official scenic route. The SM IDP clearly acknowledges the tourism value of the Riebeek Valley. The potential visual aspect of the township's impact will not be the only impact that presents a major threat to the local economy with the domino effects in the local community and business.
EAP Response: *Comment noted. RVRA have a responsibility to specify which other "impact(s) that presents a major threat to the local economy with the domino effects in the local community and business, within the designated timeframes dictated under NEMA 2014 (as amended). We are urgently awaiting these inputs to address in the further impact assessment process.*		
	8. Socio/Economic Aspects *8.1. Describe the existing social and economic characteristics of the community in the vicinity of the proposed site. The residential buildings belong to a mix of permanent and absentee residents, the latter who are financially robust and have invested in these temporary occupied houses as a getaway from the city hustle and bustle in these quaint small towns in the Western Cape. A similar trend may be found in many small towns e.g. Greyton, Stanford, Pringle Bay, Hermanus, etc. It is thus no wonder that there exists this demand for developments in these towns that will support this lifestyle.*	The demand by different potential property owners is an assumption that has no grounds other than hearsay from the media. Many retirees are increasing permanent residence and demand for other reasons. This is what has changed since 2019 (pre-COVID). A "country living" reason is driving development, rather than "investment properties". A high density "township development" with a retail component is indeed anathema to country living. A recent attempt to construct a 20-unit township development at the bottom of van Riebeek Street was shelves due to complete lack of interest from prospective buyers in a township type of development in RK.
EAP Response: *Be the statement by the RVRA as it may, the economic feasibility of the proposed development based on definite financial and concomitant*		

Summary RVRA Comments on EnviroAfrica (Overberg) cc's Pre BAR for the Development of Erf 878, Riebeek Kasteel		
Pre-BAR Page reference(s)	**Extract/ Quote/ Aspect**	**Comment/ Observation**
parameters indicated an overwhelming feasibility success rate for the proposed development. The developer would also not proceed with the proposed development if the economic indicators were not financially advantageous.		
	8. Socio/Economic Aspects *8.2. Explain the socio-economic value/contribution of the proposed development.* *The proposed development of Erf 878, subjected to the maintenance of the heritage and visual character of Riebeek Kasteel as is the case with the alternative development template as modified by community and specialist study input will thus provide a viable economic injection to the Swartland Municipality in the form of additional rates and taxes, addition of proposed infrastructure, the general business economy of Riebeek Kasteel and the provision of much sought after residential opportunities in a small town, away from the city hustle and bustle.*	Some of the socio-economic comment is nonsensical. The consultant does not understand the difference between an "economic injection" and "financial boost" for SM. See other comments regarding Opex and Capex implications on rates and services, despite there being increased revenue potential for SM. There is no indication of notional "job creation" - even if this is domestic workers being employed (in the absence of the vague notion of "retail development" apart from a proposed service station).
EAP Response: *The SM is the authority who will take the decision on how the proposed development will financially provide short term benefits (OPEX) and long term benefits (CAPEX) in the overall scheme of things for the municipality and on that basis decide on whether SM supports the proposed development.*		
	8. Socio/Economic Aspects *8.3.* *Explain what social initiatives will be implemented by applicant to address the needs of the community and to uplift the area.* *The proposed development of the vacant Erf 878, located within the urban edge, will provide a viable residential and business addition to the economy of Riebeek Kasteel. The alternative development proposal without the wedding venue and maintenance of sight lines and heritage character as indicated by the participatory design process, development motivation and architectural design parameters (see Architectural Report in Appendix G5) will be a welcome upliftment to the area, meeting the triple bottom line requirements of social, economic and environmental sustainability. This view is further supported by*	The statement of viability perhaps pertains to the objectives of the developer, but it is questionable whether it is sustainable due to the multitude of impacts and the lack of municipal resources and shortage of energy and water resources. This answer also skirts the issue of who makes up the community, and who needs to be uplifted. The whole idea of "integrated development" is lost on the consultant, who seems to have produced an answer that yet again hides this. An economic development specialist study needs to be performed to determine this.

Summary RVRA Comments on EnviroAfrica (Overberg) cc's Pre BAR for the Development of Erf 878, Riebeek Kasteel		
Pre-BAR Page reference(s)	**Extract/ Quote/ Aspect**	**Comment/ Observation**
	the Town Planning Application to Swartland Municipality that is a separate process and has a separate comment period under SPLUMA and LUPA.	
EAP Response: *The developer considered the economic viability and sustainability of the proposed development with his team of specialists before he embarked on the development application process and found the outcome positive, otherwise he would not proceed.*		
	8. Socio/Economic Aspects *8.4.* *Explain whether the proposed development will impact on people's health and well-being (e.g. in terms of noise, odours, visual character and sense of place etc.) and how has this influenced the proposed development. There will be temporary noise impacts during the construction period with the installation of services on Erf 878. Noise during the scattered construction period of residential and other dwellings over a long period of time will not be discernable from the ambient noise generated from surrounding roads and residential areas.*	The service station and a retail centre that may include a taxi rank that will have impacts such as increased noise levels and other pollution that will impact on the immediate neighbours and the receiving environment.
EAP Response: *The current application as far as the service station is concerned is only for zoning for a service station. A separate application process will be conducted by a proprietor who wish to operate a fuel station on the zoned site, amongst other as listed activity under NEMA 2014 (as amended). "Noise levels and other pollution" due to the proposed development on Erf 878 will be addressed in further reports in the impact assessment process. There is no space allocated at the retail centre and serviced station that can accommodate a taxi rank.*		
p.19/40	**SECTION H: ALTERNATIVES, METHODOLOGY AND ASSESSMENT OF ALTERNATIVES**	
	1.1. Property and site alternatives to avoid negative impacts, mitigate unavoidable negative impacts and maximise positive impacts. Provide a description of the preferred property and site alternative. This Erf 878 property is the only one on which the proposed development can be placed for the following reasons (see Architectural Guidelines in Appendix G) *Provide a description of any other property and site alternatives investigated.* *There were none available in Riebeek Kasteel that met the requirements offered by Erf 878 that could be investigated*	These policy objectives and available aspects combined with elements of the proposal do not speak to "appropriateness" of a "mixed use" development proposal in terms of the context of the RK town. It should be fine for "residential, with possibly a wedding venue/conference centre". refer 4th bullet: "earmarked for residential development" is where the conflict is. This may be so, but how appropriate is this type of densification in terms of location, traffic impact, risk to ground water if service station is approved, infrastructure services needed, resource availability (water, sewage, power supply), geophysical aspects, stormwater consideration, underground water, spring and wetland, heritage and rural character, visual impact and tourist

Summary RVRA Comments on EnviroAfrica (Overberg) cc's Pre BAR for the Development of Erf 878, Riebeek Kasteel		
Pre-BAR Page reference(s)	**Extract/ Quote/ Aspect**	**Comment/ Observation**
	identified in the Spatial Development Framework, 2023 as earmarked for residential development; *• Densification is proposed by the Spatial Development Framework, 2019;* *• Business development, mixed use and higher residential densities are encouraged by the Spatial Development Framework, 2019, along activity streets;* *• Location adjacent to two activity streets namely Church Street(R311) and Main Street;* *• The adjacent Main and Church Street crossing has recently been upgraded to ensure higher levels of safety on the roads;* *• The existing fountain and stream which is to be incorporated to provide a memorable historical focal point/ landmark and to contribute to a unique sense of place;*	attraction? A service station near the corner will have to reevaluated in terms of movement, flow and possible traffic signals. large trucks moving through the town already causes damage and aggravation to traffic flow (this needs an immediate intervention - SM, WCG, developer). There isn't a clear indication of stormwater detention/ attenuation on site.
EAP Response: *The study so far reflected positively on the proposed development that meets the requirements in the SM SDF and other relevant policy documents. The purpose of the further continuation of the environmental impact assessment process under NEMA 2014 (as amended) for the proposed Erf 878 development is to address the issues mentioned in more detail and make these further reports available to registered I&APs for information and comment. Comments regarding elements concerning required infrastructure has already been collected and referred to elsewhere in this response.*		
p.20/40	*List the positive and negative impacts that the property and site alternatives will have on the environment. - N/A*	The consultant overlooked the point that this is required for the preferred AND alternative proposal, and should list all the potential impacts arising from the development. These should still be listed.
EAP Response: *The Pre-BAR was the first step in the public participation process to identify these impacts and will obviously be listed in future reports to comply with the EIA process.*		
	List the positive and negative impacts that the activity alternatives will have on the environment. - N/A	This is a deficient assessment - "pollution" per definition in NEMA, could increase from vehicular traffic (noise, emissions). Road impacts due to increased traffic could also result in the longer term. The consultant overlooked the potential hazardous substance pollution of the service station and the waste management impact of the proposed development. Hard surfacing and covering a large part of the area could increase rainwater run-off by up to 95%, with stormwater loading, etc. are examples of how this could affect the receiving environment.

Summary RVRA Comments on EnviroAfrica (Overberg) cc's Pre BAR for the Development of Erf 878, Riebeek Kasteel		
Pre-BAR Page reference(s)	**Extract/ Quote/ Aspect**	**Comment/ Observation**
EAP Response: *There were no activity alternatives identified in the Pre-BAR. As explained previously the present application is only for the appropriate zonation of the service station erf. A separate application will be lodged by the proprietor who wishes to operate a service station on the appropriately zoned erf. Therefore the "potential hazardous substance pollution of the service station" is not an issue. The provision of services to deal with waste, storm water, traffic, etc. are all discussed in the relevant reports included (or to be included) in appendices in the furtherance of the BAR process.*		
	• *4 Transport erven covering a total extent of 23086m^2.*	The land use/ or what the purpose of these erven are, is not described to illustrate the development intention (or how its effects and the additional information required in the TIA), but it implies the development of a taxi rank. This is an example of key details that are missing in the "*Project Description*" on which the full impact assessment should be performed.
EAP Response: *This RVRA comment on the four transport erven is once again erroneous in a negative way by implying the development of a taxi rank on these erven. These four transport erven are shown in Figure 5 (page 8) of the Land Use Planning Application attached in Appendix L. The gray zonation indicates the four Transport erven. As may clearly be seen there is no space of a taxi rank.*		
p.21/40	**Non-preferred Alternative A2** *The difference between Alternative A2 and A1 lies in the removal of the wedding venue that was originally included in Alternative A2.*	The removal of a wedding venue (1st submission) is not the only difference. The number of residential units increased, and the plot sizes reduced. This has a major bearing on impact evaluation and required mitigation measures.
EAP Response: *The EIA process makes provision for the alteration in initial layouts. That is the way amongst other, that alternatives are generated. The impact assessment and associated mitigation measures will be applied in the generation of further reports for public comment by registered I&APs*		
	1.4 Provide a description of the preferred technology alternative: There were no technology alternatives that could be considered as this is an application for an urban development on the last vacant piece of land of the required size in private ownership located within the urban edge of Riebeek Kasteel.	The statement of "*no technological alternatives*" is nonsensical. By reducing over-densification (which would otherwise meet the SM IDP and SDF objectives) but ignoring resource constraints induced by either lack of supply infrastructure, resource constraints or potential climate impacts) this will reduce the resource impacts. The electricity problem can be addressed at a household level by installing rooftop solar generation and solar heating systems for hot water and gas for heating and cooking. Energy efficient lighting and insulation (foundation to ceiling) will also have positive benefits and reduce impacts as required by SANS.
EAP Response: *With the erratic electricity supply by Eskom in South Africa the transfer of energy supply by consumers to wind, solar, energy efficient devices and energy storage units, these are not regarded as alternatives anymore, but as essential sources of energy use efficiency. However, design parameters for new housing will be subjected to the local building regulations defined by the SM*		
	1.5. Operational alternatives to avoid negative impacts, mitigate	Surely "*no operational alternatives*" cannot be correct? There will be

Summary RVRA Comments on EnviroAfrica (Overberg) cc's Pre BAR for the Development of Erf 878, Riebeek Kasteel		
Pre-BAR Page reference(s)	**Extract/ Quote/ Aspect**	**Comment/ Observation**
	unavoidable negative impacts and maximise positive impacts.... There were no operational alternatives that could be considered as this is an application for an urban development on the last vacant piece of land located within the urban edge of Riebeek Kasteel.	alternative locations for a service station and retail centre when considering integrated development with a focus on local economic development, which the RVRA deems inappropriate as proposed on Erf 878. The current SDF identifies a significant amount of land that is better suited for mixed use development – most noticeably along the corridor between RK and Esterhof.
EAP Response: *As explained elsewhere in this response "the RVRA deems inappropriate as proposed for Erf 878" is a judgement value by that organization. Feedback on developer promotions has exactly the opposite judgement value on appropriateness, therefor the decision to proceed with the application. it is only Erf 878 that was identified to accommodate the proposed development that the developer envisage for Riebeek Kasteel. The developer has not identified the corridor between RK and Esterhof as a viable proposition. The RVRA in fact mentions that there was an attempt by a developer in that area that received no interest and was ceased. Now the RVRA propose that area as "more appropriate"?*		
	1.6. The option of not implementing the activity (the 'No-Go' Option). *Provide an explanation as to why the 'No-Go' Option is not preferred.* ** Erf 878 is earmarked for residential and business development according to the Swartland municipal SDF.*	The Erf is indeed earmarked for "mixed development" per the SDF, but does not have to be developed as per the proposal. There are aspects that the RPRVA deem inappropriate for a number of reasons (heritage, tourism appeal, traffic risks, hazards presented by petrochemical substances, potential water impact, deficient stormwater and sewerage infrastructure capacity, etc).
EAP Response: *Notice is taken of the aspects that the RVRA deem inappropriate and these aspects have been partly responded on in this response. The aspects will also be further addressed in furtherance of the environmental impact assessment process and concomitant public participation, the outcome and relevant motivations submitted to the relevant authorities for acceptance and a decision.*		
	** According to a specialist botanical study there is virtually no natural vegetation left on Erf 878 due to long term repeated impact by agricultural practices over the whole extent of Erf 878.* ** No biodiversity issues would be impacted with the development of Erf 878 as the property is completely surrounded by extensive agricultural and urban development.*	This is a convolution of "pioneer plant species" and the potential to regenerate renosterveld or other indigenous species, as mentioned previously. The statement of "*No biodiversity issues would be impacted*" is simply not true. A site visit by a botanical specialist was undertaken in March 2024 (which is in the dry season), and the presence of various indigenous plants was noted: Renosterveld plants • Salvia chameeagnea • Stoebe cinerea • Felicia fructicosa • Leysera gnapholoides

Summary RVRA Comments on EnviroAfrica (Overberg) cc's Pre BAR for the Development of Erf 878, Riebeek Kasteel		
Pre-BAR Page reference(s)	**Extract/ Quote/ Aspect**	**Comment/ Observation**
		• Elyptropappus rhicocerotis • Athanasia tricucata • Dodonea angustifolia • Pentaschsitis specie Wetland plants • Zantedescia athiopica • Watsonie specie (possibly meriana • Oxalis specie Typha augustifolia was also noted at the wetland but it is a northern hemisphere plant typically found at wetlands.
EAP Response: *As explained previously, there are a number of important reasons why it would be extremely difficult to rehabilitate this Erf 878 to the natural renosterveld that was severely altered by anthropogenic activities of which continuous cultivation of agricultural crops, associated regular ploughing, addition of fertilizers, harvesting and planting of a succession of different crops. The remnant presence of a few pioneer plans that occur in renosterveld and wetlands is no indication of such ecosystems. It's the same as the English proverb that says "two swallows do not make a summer". Literature has it that the shrub component of the natural renosterveld would take ~35 years to re-establish. However the bulb component of the renosterveld that existed on site has been destroyed by the repeated agricultural practices and there are no resource areas nearby from where it can naturally be introduced. In addition, the agricultural practices are known from experience and literature to deplete the micro-elements in the soil, fertilizers increase nitrogen concentrations and alter soil chemistry, and most importantly, the fertilizer runoff from the surrounding large nearby agricultural fields upstream of the site are detrimental to the re-introduction of renosterveld vegetation. Also refer to the specialist Botanical Report in Appendix G that states* "the site visit shows that the property was clearly cultivated over a long period of time. Very little is known about how to rehabilitate previously ploughed renosterveld, but it is a known fact that ploughed renosterveld will not restore itself for many generations, if ever." *However, regardless of the above, the Erf 878 in the SM SDF is earmarked for residential and business development and not for attempted regeneration of renosterveld. This application by a developer is presented to the relevant authorities, abiding by the governing rules and regulations laid down, taking into consideration the long term sustainability of the social, financial and environmental issues*		
	** Swartland Municipality supports the development of Erf 878 as it will contribute financially to the municipal coffers and infrastructure.*	It is unclear why a letter of support was received from SM. An evaluation of the SDBIP, SDF and IDP, combined with an interview with a senior official in the technical services, indicates that SM will not be able to service the additional service demand of the development. It is also clear that capacity upgrades in the reticulation networks will have to be done if a township development is approved. SM has not considered the full impact in terms of the real financial impacts –

Summary RVRA Comments on EnviroAfrica (Overberg) cc's Pre BAR for the Development of Erf 878, Riebeek Kasteel		
Pre-BAR Page reference(s)	**Extract/ Quote/ Aspect**	**Comment/ Observation**
		both short term and long term – despite the attractiveness of increasing municipal revenue. The burden would fall on current Ratepayers if the uptake and buy-in to the development is not fast enough. The RVRA notes that sewer services to a number of properties in Riebeek Kasteel, Riebeek West and Ongegund are still provided by conservancy tanks (paid for by the property owner) that are serviced by evacuation as required at a higher tariff than if there is a connection to the foul sewer feeding a WWTW (tariff applied is a percentage of water consumed). In this regard, SM is duty bound to service its current population just as well as a new development.
EAP Response: *It is standard procedure during the planning and feasibility phase of a proposed project to seek guidance and input from decision-making authorities before embarking on a proposed development. DEA&DP even has an official discussion step in a pre-application meeting that may be requested to provide guidance for the proposed application for authorisation. The discussions with the SM indicated that it would be feasible to proceed with the application for the proposed development. Please note that the SM is the deciding authority on whether they support the application.*		
	The heritage and visual aspects of Erf 878 is important in the context of Riebeek Kasteel and it was found by the appropriate visual, heritage and architectural studies that the development would not compromise the sense of place of Riebeek Kasteel, provided the architectural guidelines are applied.	There is no detail regarding the architectural guidelines, so there is no way to evaluate the statement. This proposed township development rationalises the inappropriateness of over-densification and providing a service station and taxi rank that will destroy the calm, rural nature of RK that makes it a tourist attraction. This statement is a complete lie as there is no visual assessment of the preferred development option.
EAP Response: *In response to the comment by IACom from HWC a specialist heritage impact assessment incorporating visual and landscape studies is being conducted at the moment and will be subjected to public participation and presented to the relevant authorities for acceptance and approval.*		
p.23/40	**ASSESSMENT OF EACH IMPACT AND RISKS IDENTIFIED FOR EACH ALTERNATIVE**	
	Alternative 1: LAYOUT INCORPORATING HERITAGE, VISUAL AND ARCHITECTURAL DESIGN Preferred Development Layout *ECOLOGICAL:-Identified impact is the physical removal of all vegetation over the ~110977m^2 of Erf 878. The natural vegetation that occurred on site originally was critically endangered Swartland Shale Renosterveld. Due to the long term extensive agricultural practices that covered the total footprint of Erf 878*	Removal of vegetation, together with impermeable hard surfacing and roof tops, will increase run-off by up to 95% more than otherwise. Together with the steep slope, and insufficient bulk infrastructure, this will cause a stormwater accumulation and flooding during downpours, especially in the town.

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

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

Summary RVRA Comments on EnviroAfrica (Overberg) cc's Pre BAR for the Development of Erf 878, Riebeek Kasteel		
Pre-BAR Page reference(s)	**Extract/ Quote/ Aspect**	**Comment/ Observation**
nears completion. Due to the long period over which the noise will increase as well as the influence of the increase over time in the constructed houses and the concomitant development of gardens and the growth of planted vegetation associated with it, the impact of the additional noise generated will be gradual and not a sudden loud harsh increase in noise levels.		
	PLANNING, DESIGN AND DEVELOPMENT PHASE **GEOPHYSICAL ASPECTS** *A1: The impact of this preferred alternative is the physical disturbance of the geophysical structure of the soil on the development footprint that encompasses the whole of Erf 878 in order to locate the various elements of the proposed development with a disturbance footprint of~110977m^2.*	It must be noted that extensive long term agricultural practices have been practised on the whole footprint of Erf 878 more than 10 years ago that rendered the Erf severely impacted by anthropogenic influences. A2: The impact of this non-preferred alternative is the physical disturbance. This is not the only impact on soil. Intended service station (pollution), loss of vegetation (biodiversity), etc.
EAP Response: *The application for the authorisation for a fuel station is a separate application that will have to be done in future by a proponent. This present application is only to zone the area where a future fuel station would be placed. Thus there is no impact with the present application on the soil. Please note that the removal of the few pioneer remnants of vegetation encountered by RVRA on site does not constitute a loss of biodiversity. Biodiversity by definition associated with the natural Swartland Shale Renosterveld vegetation that originally occurred on Erf 878 was lost many years ago by the start and long term continuation of agricultural practices to the point where the biodiversity was completely destroyed by farming monoculture crops. Even the natural vegetation recovery after more than 10 years of lying fallow has resulted in only a few pioneer vegetative species that occur normally in renosterveld, re-establishing itself.*		
p.25/40	**Potential Impact and Risk** *Duration of the impact or risk: A1 - Small* *Proposed mitigation: A1:-Implement the EMP and appoint an Environmental Control Officer to monitor the implementation of the EMP*	The duration would be long term if the service station is approved (ground water and soil pollution). Flooding in some areas of Riebeek Kasteel seasonal due to deficient or poorly maintained infrastructure. This will be exacerbated by hard surfacing and the roof coverage of structures on the 11 ha development. Also, stormwater erosion will occur in the absence of on-site detention, attenuation or the upgrading of surface and sub-surface drainage is implemented. There is no indication of this as the engineering drawings involving on-site drainage are not available. To improve services this will also involve upgrading of the reticulation network through and away from the town. The receiving environment and downstream effects have not been considered or commented on. Appointing an Environmental Officer is highly unlikely if there are multiple erven owned by individuals. There are statements that part of the development will be a gated community with a Body Corporate that can

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

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

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

Summary RVRA Comments on EnviroAfrica (Overberg) cc's Pre BAR for the Development of Erf 878, Riebeek Kasteel		
Pre-BAR Page reference(s)	**Extract/ Quote/ Aspect**	**Comment/ Observation**
signature. There is thus no question about the validity of the document in question.		

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

ISSUES SECTION

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

1. Increased Traffic Volumes, Infrastructure and noise
(1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 14, 16, 17, 18, 19, 21, 22, 23, 26, 31)

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

2. Impact on existing business and industry
(1, 3, 4, 5, 7, 8, 9, 10, 16, 17, 18, 19, 20, 21, 26, 27, 28, 30, 31)

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

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

3. Property values and "sense of place"
(1,3, 4, 5, 6, 9, 10, 16, 17, 18, 22, 24, 25, 26, 28, 29, 31, 32)

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

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

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

5. Other
(10, 12, 21, 22)

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

3. IN PROCESS PUBLIC PARTICIPATION (PPP 4) – LORNAY ENVIRONMENTAL CONSULTING

3.1. Summary

Lornay Environmental Consulting was appointed as the new Environmental Assessment Practitioner on the project in January 2025. The previous EAP is no longer involved in the project. It is important to note that ALL comments submitted on the previous rounds of public participation have been included in the assessment of the proposal and evolution of alternatives. It is also important to note that in response to comments received to date, the preferred Alternative 4 no longer includes a fuel station, however, a wedding venue has returned but in the southeast corner of the site. Furthermore, all I&AP's that requested to be registered as I&AP's remain as registered parties on the project and will be notified of all further public participation opportunity.

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

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

gen	name	surname	e-mail
Ms	Susan	Aria	susan@olive-boutique.co.za
Ms	Carole	Armstrong-Hooper	carole@brandswitch.co.za
Ms	Lesley-Ann	Barret	lesley.barrett@yahoo.co.uk
Ms	Sandra	Barrett	snady.barrett201@gmail.com
Ms	Gillian	Barrett	gfdanvers@gmail.com
Ms	Susara	Bedeker	smbedeker13@gmail.com
Ms	Sandra	Bester	sandra@besterwines.com
Ms	Anna	Botes	billioannie@gmail.com
Ms	Amanda	Bowen	amandabowen@iafrica.com
Mr	Rechard	Botha	rick.botha@outlook.com
Mr	Raymond	Bowyer	rcbowyer@gmail.com
Ms	Barbara	Bowyer	barbbowyer@gmail.com
Mr	Rob	Brendel	brendel.brendel@gmail.com
Mr	Henk	Bruwer	henk@vnboerdery.co.za
Mr	Abraham	Bruwer	abie.bruwer@mweb.co.za
Ms	Cheryl	Buckley	cbcmbucks@gmail.com
Mr	Malcolm	Bushell	mbushell.za@outlook.com
Mr	Jannie	Cilliers	janniecilliers@tiscali.co.za
Mr	Barry	Coetzee	barrycz@kingsley.co.za
Ms	Jennifer	Cooper	jennycoop7@gmail.com
Mr	Geoffrey	Cooper	durrantorbel@gmail.com
Mr	Douglas	Cuppleditch	dougc@dspetro.co.za

Ms	Heidemarie	Cuppleditch	heidic@dspetro.co.za
Mr	Wessel	de Wet	wesseldewet@gmail.com
Ms	Francine	Dowling-Pitt	fdowling@iafrica.com
Ms	Paticule	Eldridge	anneeldridge53@gmail.com
Mr	Michael	Eldridge	eldridge@swartlandmall.co.za
Mr	Victor	Espost	espost@telkomsa.net
Ms	Elizabeth	Ferrandi	libby.ferrandi@gmail.com
Mr	Basil	Friedlander	basilfriedlander@gmail.com
Ms	Gail	Friedlander	gail.friedlander@pamgolding.co.za
Mr	Cecil	Friend	champheat@gmail.com
Mr	Michael	Fuller-Gee	mic-full@online.no
Mr	Cornelis	Genis	nelisgenis@gmail.com
Mr	Andre	Gouws	andre@gouws.org.za
Ms	Andrea	Green	andrea.jill.green@gmail.com
Mr	Darrin	Green	darrin.green@aecom.com
Ms	Maria	Greyling	goforit7@gmail.com
Mr	Anthony	Harris	anthony@anthonyharris.co.za
Mr	Paul	Harrison	harrison20hermon@gmail.com
Mr	Brian	Henning	henning.brian@gmail.com
Mr	Shawn	Hewitt	goodintentconnections@gmail.com
Mr	Neil	Hogben	neil.hogben1@gmail.com
Ms	Noleen	Hogg	nolenehogg11@gmail.com
Ms	Marie	Irisson	mirisson@mweb.co.za
Ms	Verne	Jordaan	verne@havefun.co.za
Mr	Dirk	Joubert	admin@kasteelmotors.co.za
Mr	Mohammed	Khan	mohkhn@gmail.com
Ms	Anabela	Killin	anabelakillin@gmail.com
Mr	John	Killin	j@wpwebdev.net
mr	Donald	King	donk@vipnet.co.za
Mr	Christian	King	king.wortling@gmail.com
Ms	Moira	King	moira@vipnet.co.za
Ms	Maria	Kirstein	mariakirstein@gmail.com
Mr	Johan	Koorts	johanko80@gmail.com
Ms	Catherine	Lakey	buckscath@gmail.com
Ms	Yolanda	Lewis	lewisyolanda07@gmail.com
Mr	David	Martin	dp.martin@outlook.com
Ms	Jess	Martin	zowmar@pixie.co.za
Ms	Heather	McCulloch	heather.mcculloch@foord.co.za
Mr	David	McLellan	rvrsonic@gmail.com
Ms	Lynette	McNamara	lynnemcn8@gmail.com
Mr	Angus	McQueen	robmcqueen@lantic.net
Ms	Elizabeth	McQueen	angus@lantic.net
Ms	Sheila	Meintjies	sheila.meintjies@gmail.com
Mr	Michael	Meredith	michael@here-be-dragons.co.za
Ms	Antoinette	Mettenheimer	antoinette@mettenheimer.org
Mr	Garth	Meyer	garthmeyer@yahoo.com
Ms	Shelbi	Milne-Gadd	smilnegadd@gmail.com
Ms	Riana	Mine-Gadd	rmilnegadd@gmail.com

Mr	Pierre	Minnie	moontreeproject@gmail.com
Mr	Andrew	Morgan	info@andrewmorganphotography.com
Ms	Liesl	Morrist	liesl.morrist@gmail.com
Ms	Elamrie	Mouton	emouton@netralink.com
Mr	Lucas	Muntingh	
Ms	Janice	Parry-Davies	janicepd1@gmail.com
Mr	Klaus	Piprek	klauspiprek@gmail.com
Mr	Kenneth	Plaskett	johnpl3077@gmail.com
Mr	Andries	Potgieter	Pottie3@mweb.co.za
Ms	Karin	Pulles	karin@phd.co.za
Mr	William	Pulles	william@phd.co.za
Ms	Linda	Ravenhill	linda@visuallive.co.za
Ms	Eveline	Ravenhill	eveline.ravenhill@yahoo.com
Mr	David	Riley	zorgvliet3@gmail.com
Ms	Sharon	Riley	sharon@sharonballproperties.co.za
Mr	Mark	Ritchie	markritchie52@gmail.com
Mr	Ian	Robertson	ihr@mweb.co.za
Mr	Charles	Robinson	robinson@netactive.co.za
Ms	Christine	Roos	christine@roos.co.za
Mr	Clive	Rosser	cliverosser62@gmail.com
Ms	Karen	Rosser	kmrosser5@gmail.com
Mr	Michael	Rossiter	tekare@mweb.co.za
Ms	Jo-Ann	Rossouw	jfarrell163@gmail.com
Mr	Jacques	Routs	jacques.routs@live.com
Ms	Maureen	Rudham	maureenjrudham@gmail.com
Mr	William	Scott	wkscott55@gmail.com
Ms	Mare	Scott	marescott61@icloud.com
Ms	Sally	Smook	solsmook@gmail.com
Ms	Fiona	St.Clair-Bolam	fi@homelands.je
Mr	Charles	St.Clair-Bolam	charles@homelands.je
Ms	Ashley	Stone	ashleystone@mac.com
Ms	Judith	Sturrock	judysturrock@gmail.com
Mr	Ignatius	Swart	pieterswart@sun.ac.za
Mr	Mark	Tame	mark@percipient.co.za
mS	Sandra	Tolosana	stolosana@yahoo.com
Mr	Maarten	Venter	maartenvntr@gmail.com
Ms	Sonja	Vlok	welgevonden@mweb.co.za
Ms	Gail	Walters	gail@ohwhatfun.co.za
Mr	David	Walwyn	dwalwyn@telkomsa.net
Ms	Helen	Weber	h_m_weber@hotmail.com
Ms	Alecia	Wepener	aleciac1@gmail.com
Ms	Desiree	Whiting	deswhiting@gmail.com
Mr	Ralph	Whiting	ralph@vincentchem.co.za
Mr	Rudolph	Willemse	rudolph@regulatoryframeworks.co.za
Ms	Emma	Willemse	emmart@worldonline.co.za
Mr	Gordon	Williams	mrnodrog@gmail.com
Mr	Andrew	Wust	dwust@iafrica.com
Ms	Megan	Wyche	hello@meganwyche.com

Ms	I	Ackermann	ronellackermann@telkomsa.net
Ms	C	Adams	carrol.adams@leapfrog.co.za
Ms	C	Allsopp	chez@toga.co.za
Mr	P	Antoine	pjeantoine@gmail.com
Ms	A	Aquaroots	info@aquaroots.co.za
Mr	A	Atkinson	andrew@apa-consult.com
Mr	F	Austin	franco.austin@gmail.com
Ms	H	Badenhorst	hanti@internext.co.za
Mr	C	Buckley	buckscath@gmail.com
Mr	A	Burger	swartlandmun@swartland.org.za
Mr	D	Bellamy	bellamydavid@hotmail.com
Rdl	D	Bess	
Dr	P	Bowen	paul.bowen@uct.ac.za
Mr	P	Brandon	paul@dottdigital.co.za
Ms	K	Klassen	
Mr	B	Dale	bradley.dale@rocketmail.com
Mr	P	Deering	peter@beaumonthouse.co.za
Mr	L	du Plooy	lisa@withlovecreative.co.za
Mr	J	du Plooy	jacoduplooy7007@gmail.com
Mr	Q	du Plooy	q@qstudio.co.za
Ms	A	du Toit	anikadt@gmail.com
Ms	K	Eksteen	eksteen.karin@gmail.com
Mr	F	Galant	fahmygalant@hotmail.com
Mr	A	Goedhart	addy52@yahoo.com
Ms	M	Gregor	mariette.gregor@gmail.com
Mr	F	Hellmann	hellmann@mweb.co.za
Ms	R	Jacobs	renatej2012@gmail.com
Mr	T	Jamneck	beansaboutcoffee@gmail.com
Ms	J	Kamerman	jennifer@midpoint.co.za
Ms	J	Kentgens	jenniferm2k@hotmail.com
Mr	R	Kirsten	ruankirstein@gmail.com
Ms	M	Koegelenberg	mare.louisa6@gmail.com
Mr	R	Koegelenberg	ranielkoegelenberg63@gmail.com
Mr	N	Lang	nevillelang@gmail.com
Mr	J	le Grange	kobielegrange@gmail.com
Mr	S	le Grange	sean.cleary@gmail.com
Ms	J	Lloyd	jlstudio@mweb.co.za
Ms	I	Manley	
Ms	L	Manley	lise@publicity.co.za
Mr	M	Melling	capegypsy@hotmail.com
Mr	L	McNamara	lynnemcn8@gmail.com
Mr	M	Meredith	michael@here-be-dragons.co.za
Mr	G	Meyer	garthmeyersii@gmail.com
Mr	G	Michie	gavin.michie007@gmail.com
Ms	C	Mullineux	chris@mlfwines.com
Ms	L	Olckers	lizel@ancientspirit.co.za
Mr	F	Potgieter	fanpot@telkomsa.ne
Mr	W	Pulles	william@phd.co.za

Mr	D	Schoeman	mistletoeschoeman@gmail.com
Ms	J	Sturrock	judysturrock@gmail.com
Mr	W	Steenkamp	arno@route2fruit.co.za
Ms	M	Suddons	samantha@vinevenom.com
Mr	H	Schreiber	harold.schreiber@gmail.com
Ms	J	Scott	Jade23scott@gmail.com
Mr	W	Scott	bill.mare@wcaccess.co.za
Mr	J	Seidel	seidel@absamail.co.za
Ms	I	Shutten	ilseschutten@yahoo.com
Mr	R	Smart	rsmart@capenature.co.za
Mr	J	Spittal	mike@danovaconsulting.com
Ms	L	Struik	struik_laura@hotmail.com
Mr	R	Tredrea	rodney.tredrea@gmail.com
Mr	B	van Kampen	bvkampen@live.nl
Mr	A	van Vuuren	andre@andrevanvuuren.co.za
Mr	M	van Zyl	marius@okin.co.za
Mr	A	Venter	andre2venter@gmail.com
Ms	E	Venter	tvnewscamera@yahoo.com
Mr	L	Visser	bayleaf@telkomsa.net
Ms	A	Vlok	ansie@hetvlockcasteel.co.za
Mr	P	Voigt	tvnewscamera@yahoo.com
Mr	C	Wright	wright@wcaccess.co.za
Ms	CJ	Neil	neil@moirassoc.co.za
Mr	S	Smit	solveighsmit@gmail.com
			info@hetvlockcasteel.co.za
			kim.classen@gmail.com
			gailandmike@ohwhatfun.co.za
			abrie.bruwer@siemens.com
			danie@kasteelmotors.co.za
Ms	L	Okers	PO BOX 301, Riebeek Kasteel, 7307

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

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

LORNAY
ENVIRONMENTAL CONSULTING

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 Rezoning and Subdivision of Erf 878, Riebeek Kasteel, to establish a mixed-use development.*

LORNAY REF: ERF-878
DEADP REF: 16/3/3/1/F5/20/2001/25
APPLICANT: Silver Solutions 3371 CC
LOCATION: Erf 878, Riebeek Kasteel.
PROJECT OVERVIEW: The proposed development involves the establishment of a Mixed-Use Development on Erf 878, Riebeek Kasteel.
LISTED ACTIVITIES: The following Listed Activities are applied for in terms of the NEMA EIA Regulations:

- **Listing Notice 1 (GN R983):** Activities 12; 19, 27, 28,
- **Listing Notice 3 (GN R985):** Activities 12

A copy of the Pre-Application Basic Assessment Report is available for public review and download on our website, or upon request. Interested and Affected Parties (I&APs) are invited to register and/or provide comments on the application during the public participation period from **12 March 2025 to 11 April 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

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

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

michelle@lornay.co.za

From:	michelle@lornay.co.za
Sent:	Wednesday, 12 March 2025 09:59
To:	'Rondine.Isaacs@westerncape.gov.za'; 'taryn.dreyer@westerncape.gov.za'; 'dkotze@wcdm.co.za'; 'swartlandmun@swartland.org.za'; 'Brandon Layman'; Cor Van der Walt; 'Fadwa.Mohammed@westerncape.gov.za'; 'Dreyer Warren'; 'danielsd@dws.gov.za'; 'Ndobeni Nelisa (BVL)'; 'Saliem.Haider@westerncape.gov.za'; 'Stephanie.Barnardt@westerncape.gov.za'; 'Marlene.Laros@westerncape.gov.za'; 'iadams@capenature.co.za'; 'catherine.bill@westerncape.gov.za'
Cc:	'ubk2@swartland.org.za'; DEADP EIA Admin
Subject:	Notice of In-Process Public Participation | Erf 878 Riebeek Kasteel
Attachments:	Notice of Public Particaption Erf 878 Riebeek Kasteel 120325.pdf

Dear Organ of State,

Re. Notice of commenting opportunity on the In-Process Draft Basic Assessment Report for the proposed mixed-use development on the subject property.
DEA&DP Ref No. 16/3/3/1/F5/20/2001/25

DEADP – Rondine Issaacs / Taryn Dreyer
West Coast District Municpality
Swartland Municipality
DOA
Cape Nature
DEADP Pollution and Chemicals Mgmt
DWS
Ward 12
DEADP Waste Mgmt
DEADP Biodiversity Mgmt
Heritage Western Cape

Kindly see attached notice of your opportunity to comment on the In-Process Draft Basic Assessment Report. Please note that Lornay Environmental Consulting represented by Michelle Naylor, has been appointed as the new Environmental Assessment Practitioner (EAP) for the project and Mr Charel Bruwer is no longer the primary EAP on the project. Please note that all Registered I&AP's previously identified and all comments previously recorded by Mr Bruwer are included in this report and its appendices. Please also note that a revised layout alternative has been assessed in this revised report. Alternative 3 is the current preferred alternative and replaces the previous 2 layout alternative assessed. The Alternative 3 amongst other, sees the complete removal of the service and fuel station, removal of the wedding chapel and a reduction in overall density of the development as guided by the specialist team.

Refer to the information attached for direction on how to submit comment on the project.

Please note that this round of Public Participation closes at the end of day on the 11 April 2025.

Feel free to contact me, should you have any queries.

Kind regards,

1

LORNAY
ENVIRONMENTAL CONSULTING
Michelle Naylor
M.Sc.; Pr.Sci.Nat. 400327/13., EAPASA. 2019/698, Cand. APHP., IAIAsa
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.

michelle@lornay.co.za

From: michelle@lornay.co.za
Sent: Wednesday, 12 March 2025 10:00
To: 'susan@olive-boutique.co.za'; 'carole@brandswitch.co.za'; 'lesley.barrett@yahoo.co.uk'; 'snady.barrett201@gmail.com'; 'gfdanvers@gmail.com'; 'smbedeker13@gmail.com'; 'sandra@besterwines.com'; 'billioannie@gmail.com'; 'amandabowen@iafrica.com'; 'rick.botha@outlook.com'; 'rcbowyer@gmail.com'; 'barbbowyer@gmail.com'; 'brendel.brendel@gmail.com'; 'henk@vnboerdery.co.za'; 'abie.bruwer@mweb.co.za'; 'cbcmbucks@gmail.com'; 'mbushell.za@outlook.com'; 'janniecilliers@tiscali.co.za'; 'cliverosser62@gmail.com'; 'barrycz@kingsley.co.za'; 'jennycoop7@gmail.com'; 'durrantorbel@gmail.com'; 'dougc@dspetro.co.za'; 'heidic@dspetro.co.za'; 'wesseldewet@gmail.com'; 'fdowling@iafrica.com'; 'anneeldridge53@gmail.com'; 'eldridge@swartlandmall.co.za'; 'espost@telkomsa.net'; 'libby.ferrandi@gmail.com'; 'basilfriedlander@gmail.com'; 'gail.friedlander@pamgolding.co.za'; 'champheat@gmail.com'; 'mic-full@online.no'; 'nelisgenis@gmail.com'; 'andre@gouws.org.za'; 'andrea.jill.green@gmail.com'; 'darrin.green@aecom.com'; 'goforit7@gmail.com'; 'anthony@anthonyharris.co.za'; 'harrison20hermon@gmail.com'; 'henning.brian@gmail.com'; 'goodintentconnections@gmail.com'; 'neil.hogben1 @gmail.com'; 'nolenehogg11@gmail.com'; 'mirisson@mweb.co.za'; 'verne@havefun.co.za'; 'admin@kasteelmotors.co.za'; 'mohkhn@gmail.com'; 'anabelakillin@gmail.com'; 'j@wpwebdev.net'; 'donk@vipnet.co.za'; 'king.wortling@gmail.com'; 'moira@vipnet.co.za'; 'mariakirstein@gmail.com'; 'johanko80@gmail.com'; 'buckscath@gmail.com'; 'lewisyolanda07@gmail.com'; 'dp.martin@outlook.com'; 'zowmar@pixie.co.za'; 'heather.mcculloch@foord.co.za'; 'rvrsonic@gmail.com'; 'lynnemcn8@gmail.com'; 'robmcqueen@lantic.net'; 'angus@lantic.net'; 'sheila.meintjies@gmail.com'; 'michael@here-be-dragons.co.za'; 'antoinette@mettenheimer.org'; 'garthmeyer@yahoo.com'; 'smilnegadd@gmail.com'; 'rmilnegadd@gmail.com'; 'moontreeproject@gmail.com'; 'info@andrewmorganphotography.com'; 'liesl.morrist@gmail.com'; 'emouton@netralink.com'; 'janicepd1@gmail.com'; 'klauspiprek@gmail.com'; 'johnpl3077@gmail.com'; 'Pottie3@mweb.co.za'; 'karin@phd.co.za'; 'william@phd.co.za'; 'linda@visuallive.co.za'; 'eveline.ravenhill@yahoo.com'; 'zorgvliet3@gmail.com'; 'sharon@sharonballproperties.co.za'; 'markritchie52@gmail.com'; 'ihr@mweb.co.za'; 'robinson@netactive.co.za'; 'christine@roos.co.za'; 'cliverosser:62@gmail.com'; 'kmrosser5@gmail.com'; 'tekare@mweb.co.za'; 'jfarrell163@gmail.com'; 'jacques.routs@live.com'; 'maureenjrudham@gmail.com'; 'wkscott55@gmail.com'; 'marescott61@icloud.com'; 'solsmook@gmail.com'; 'fi@homelands.je'; 'charles@homelands.je'; 'ashleystone@mac.com'; 'judysturrock@gmail.com'; 'pieterswart@sun.ac.za'; 'mark@percipient.co.za'; 'stolosana@yahoo.com'; 'maartenvntr@gmail.com'; 'welgevonden@mweb.co.za'; 'gail@ohwhatfun.co.za'; 'dwalwyn@telkomsa.net'; 'h_m_weber@hotmail.com'; 'aleciac1@gmail.com'; 'deswhiting@gmail.com'; 'ralph@vincentchem.co.za'; 'rudolph@regulatoryframeworks.co.za'; 'emmart@worldonline.co.za'; 'mrnodrog@gmail.com'; 'dwust@iafrica.com'; 'hello@meganwyche.com'; 'ronellackermann@telkomsa.net'; 'carrol.adams@leapfrog.co.za'; 'chez@toga.co.za'; 'pjeantoine@gmail.com'; 'info@aquaroots.co.za'; 'andrew@apa-consult.com'; 'franco.austin@gmail.com'; 'hanti@internext.co.za'; 'buckscath@gmail.com'; 'swartlandmun@swartland.org.za'; 'bellamydavid@hotmail.com'; 'paul.bowen@uct.ac.za'; 'paul@dottdigital.co.za'; 'bradley.dale@rocketmail.com'; 'peter@beaumonthouse.co.za'; 'lisa@withlovecreative.co.za'; 'jacoduplooy7007 @gmail.com'; 'q@qstudio.co.za'; 'anikadt@gmail.com'; 'eksteen.karin@gmail.com';

1

To:	'fahmygalant@hotmail.com'; 'addy52@yahoo.com'; 'mariette.gregor@gmail.com'; 'hellmann@mweb.co.za'; 'renatej2012@gmail.com'; 'beansaboutcoffee@gmail.com'; 'jennifer@midpoint.co.za'; 'jenniferm2k@hotmail.com'; 'ruankirstein@gmail.com'; 'mare.louisa6@gmail.com'; 'ranielkoegelenberg63@gmail.com'; 'nevillelang@gmail.com'; 'kobielegrange@gmail.com'; 'sean.cleary@gmail.com'; 'jlstudio@mweb.co.za'; 'lise@publicity.co.za'; 'capegypsy@hotmail.com'; 'lynnemcn8 @gmail.com'; 'michael@here-be-dragons.co.za'; 'garthmeyersii@gmail.com'; 'gavin.michie007@gmail.com'; 'chris@mlfwines.com'; 'lizel@ancientspirit.co.za'; 'fanpot@telkomsa.ne'; 'william@phd.co.za'; 'mistletoeschoeman@gmail.com'; 'judysturrock@gmail.com'; 'arno@route2fruit.co.za'; 'samantha@vinevenom.com'; 'harold.schreiber@gmail.com'; 'Jade23scott@gmail.com'; 'bill.mare@wcaccess.co.za'; 'seidel@absamail.co.za'; 'ilseschutten@yahoo.com'; 'rsmart@capenature.co.za'; 'mike@danovaconsulting.com'; 'struik_laura@hotmail.com'; 'rodney.tredrea@gmail.com'; 'bvkampen@live.nl'; 'andre@andrevanvuuren.co.za'; 'marius@okin.co.za'; 'andre2venter@gmail.com'; 'tvnewscamera@yahoo.com'; 'bayleaf@telkomsa.net'; 'ansie@hetvlockcasteel.co.za'; 'tvnewscamera@yahoo.com'; 'wright@wcaccess.co.za'; 'neil@moirassoc.co.za'; 'solveighsmit@gmail.com'; 'info@hetvlockcasteel.co.za'; 'kim.classen@gmail.com'; 'gailandmike@ohwhatfun.co.za'; 'abrie.bruwer@siemens.com'; 'danie@kasteelmotors.co.za'
Subject:	Notice of In-Process Public Participation 4 | Erf 878 Riebeek Kasteel
Attachments:	Notice of Public Particaption Erf 878 Riebeek Kasteel 120325.pdf

Dear Registered Interested and Affected Party,

Re. Notice of commenting opportunity on the In-Process Draft Basic Assessment Report for the proposed mixed-use development on the subject property.
DEA&DP Ref No. 16/3/3/1/F5/20/2001/25

Kindly see attached notice of your opportunity to comment on the **In-Process Draft Basic Assessment Report**. Please note that Lornay Environmental Consulting represented by Michelle Naylor, has been appointed as the new Environmental Assessment Practitioner (EAP) for the project and Mr Charel Bruwer is no longer the primary EAP on the project. Please note that all Registered I&AP's previously identified and all comments previously recorded by Mr Bruwer are included in this report and its appendices. Please also note that a revised layout alternative has been assessed in this revised report. Alternative 3 is the current preferred alternative and replaces the previous 2 layout alternatives assessed. The Alternative 3 amongst others, sees the complete removal of the service and fuel station, removal of the wedding chapel and a reduction in overall density of the development as guided by the specialist team.

Refer to the information attached for direction on how to submit comment on the project.

Please note that this round of Public Participation closes at the end of day on the **11 April 2025.**

Feel free to contact me, should you have any queries.

Kind regards,

LORNAY
ENVIRONMENTAL CONSULTING
Michelle Naylor
M.Sc.; Pr.Sci.Nat. 400327/13., EAPASA. 2019/698, Cand. APHP., IAIAsa
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.

michelle@lornay.co.za

From: michelle@lornay.co.za
Sent: Wednesday, 12 March 2025 10:11
To: 'bdvkampen@gmail.com'
Subject: FW: Notice of In-Process Public Participation 4 | Erf 878 Riebeek Kasteel
Attachments: Notice of Public Particaption Erf 878 Riebeek Kasteel 120325.pdf

LORNAY
ENVIRONMENTAL CONSULTING
Michelle Naylor
M.Sc.; Pr.Sci.Nat. 400327/13., EAPASA. 2019/698, Cand. APHP., IAIAsa
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: michelle@lornay.co.za <michelle@lornay.co.za>
Sent: Wednesday, 12 March 2025 10:00
To: 'susan@olive-boutique.co.za' <susan@olive-boutique.co.za>; 'carole@brandswitch.co.za' <carole@brandswitch.co.za>; 'lesley.barrett@yahoo.co.uk' <lesley.barrett@yahoo.co.uk>; 'snady.barrett201@gmail.com' <snady.barrett201@gmail.com>; 'gfdanvers@gmail.com' <gfdanvers@gmail.com>; 'smbedeker13@gmail.com' <smbedeker13@gmail.com>; 'sandra@besterwines.com' <sandra@besterwines.com>; 'billioannie@gmail.com' <billioannie@gmail.com>; 'amandabowen@iafrica.com' <amandabowen@iafrica.com>; 'rick.botha@outlook.com' <rick.botha@outlook.com>; 'rcbowyer@gmail.com' <rcbowyer@gmail.com>; 'barbbowyer@gmail.com' <barbbowyer@gmail.com>; 'brendel.brendel@gmail.com' <brendel.brendel@gmail.com>; 'henk@vnboerdery.co.za' <henk@vnboerdery.co.za>; 'abie.bruwer@mweb.co.za' <abie.bruwer@mweb.co.za>; 'cbcmbucks@gmail.com' <cbcmbucks@gmail.com>; 'mbushell.za@outlook.com' <mbushell.za@outlook.com>; 'janniecilliers@tiscali.co.za' <janniecilliers@tiscali.co.za>; 'cliverosser62@gmail.com' <cliverosser62@gmail.com>; 'barrycz@kingsley.co.za' <barrycz@kingsley.co.za>; 'jennycoop7@gmail.com' <jennycoop7@gmail.com>; 'durrantorbel@gmail.com' <durrantorbel@gmail.com>; 'dougc@dspetro.co.za' <dougc@dspetro.co.za>; 'heidic@dspetro.co.za' <heidic@dspetro.co.za>; 'wesseldewet@gmail.com' <wesseldewet@gmail.com>; 'fdowling@iafrica.com' <fdowling@iafrica.com>; 'anneeldridge53@gmail.com' <anneeldridge53@gmail.com>; 'eldridge@swartlandmall.co.za' <eldridge@swartlandmall.co.za>; 'espost@telkomsa.net' <espost@telkomsa.net>; 'libby.ferrandi@gmail.com' <libby.ferrandi@gmail.com>; 'basilfriedlander@gmail.com' <basilfriedlander@gmail.com>; 'gail.friedlander@pamgolding.co.za' <gail.friedlander@pamgolding.co.za>; 'champheat@gmail.com' <champheat@gmail.com>; 'mic-full@online.no' <mic-full@online.no>; 'nelisgenis@gmail.com'

<nelisgenis@gmail.com>; 'andre@gouws.org.za' <andre@gouws.org.za>; 'andrea.jill.green@gmail.com' <andrea.jill.green@gmail.com>; 'darrin.green@aecom.com' <darrin.green@aecom.com>; 'goforit7@gmail.com' <goforit7@gmail.com>; 'anthony@anthonyharris.co.za' <anthony@anthonyharris.co.za>; 'harrison20hermon@gmail.com' <harrison20hermon@gmail.com>; 'henning.brian@gmail.com' <henning.brian@gmail.com>; 'goodintentconnections@gmail.com' <goodintentconnections@gmail.com>; 'neil.hogben1@gmail.com' <neil.hogben1@gmail.com>; 'nolenehogg11@gmail.com' <nolenehogg11@gmail.com>; 'mirisson@mweb.co.za' <mirisson@mweb.co.za>; 'verne@havefun.co.za' <verne@havefun.co.za>; 'admin@kasteelmotors.co.za' <admin@kasteelmotors.co.za>; 'mohkhn@gmail.com' <mohkhn@gmail.com>; 'anabelakillin@gmail.com' <anabelakillin@gmail.com>; 'j@wpwebdev.net' <j@wpwebdev.net>; 'donk@vipnet.co.za' <donk@vipnet.co.za>; 'king.wortling@gmail.com' <king.wortling@gmail.com>; 'moira@vipnet.co.za' <moira@vipnet.co.za>; 'mariakirstein@gmail.com' <mariakirstein@gmail.com>; 'johanko80@gmail.com' <johanko80@gmail.com>; 'buckscath@gmail.com' <buckscath@gmail.com>; 'lewisyolanda07@gmail.com' <lewisyolanda07@gmail.com>; 'dp.martin@outlook.com' <dp.martin@outlook.com>; 'zowmar@pixie.co.za' <zowmar@pixie.co.za>; 'heather.mcculloch@foord.co.za' <heather.mcculloch@foord.co.za>; 'rvrsonic@gmail.com' <rvrsonic@gmail.com>; 'lynnemcn8@gmail.com' <lynnemcn8@gmail.com>; 'robmcqueen@lantic.net' <robmcqueen@lantic.net>; 'angus@lantic.net' <angus@lantic.net>; 'sheila.meintjies@gmail.com' <sheila.meintjies@gmail.com>; 'michael@here-be-dragons.co.za' <michael@here-be-dragons.co.za>; 'antoinette@mettenheimer.org' <antoinette@mettenheimer.org>; 'garthmeyer@yahoo.com' <garthmeyer@yahoo.com>; 'smilnegadd@gmail.com' <smilnegadd@gmail.com>; 'rmilnegadd@gmail.com' <rmilnegadd@gmail.com>; 'moontreeproject@gmail.com' <moontreeproject@gmail.com>; 'info@andrewmorganphotography.com' <info@andrewmorganphotography.com>; 'liesl.morrist@gmail.com' <liesl.morrist@gmail.com>; 'emouton@netralink.com' <emouton@netralink.com>; 'janicepd1@gmail.com' <janicepd1@gmail.com>; 'klauspiprek@gmail.com' <klauspiprek@gmail.com>; 'johnpl3077@gmail.com' <johnpl3077@gmail.com>; 'Pottie3@mweb.co.za' <Pottie3@mweb.co.za>; 'karin@phd.co.za' <karin@phd.co.za>; 'william@phd.co.za' <william@phd.co.za>; 'linda@visuallive.co.za' <linda@visuallive.co.za>; 'eveline.ravenhill@yahoo.com' <eveline.ravenhill@yahoo.com>; 'zorgvliet3@gmail.com' <zorgvliet3@gmail.com>; 'sharon@sharonballproperties.co.za' <sharon@sharonballproperties.co.za>; 'markritchie52@gmail.com' <markritchie52@gmail.com>; 'ihr@mweb.co.za' <ihr@mweb.co.za>; 'robinson@netactive.co.za' <robinson@netactive.co.za>; 'christine@roos.co.za' <christine@roos.co.za>; 'cliverosser:62@gmail.com' <cliverosser:62@gmail.com>; 'kmrosser5@gmail.com' <kmrosser5@gmail.com>; 'tekare@mweb.co.za' <tekare@mweb.co.za>; 'jfarrell163@gmail.com' <jfarrell163@gmail.com>; 'jacques.routs@live.com' <jacques.routs@live.com>; 'maureenjrudham@gmail.com' <maureenjrudham@gmail.com>; 'wkscott55@gmail.com' <wkscott55@gmail.com>; 'marescott61@icloud.com' <marescott61@icloud.com>; 'solsmook@gmail.com' <solsmook@gmail.com>; 'fi@homelands.je' <fi@homelands.je>; 'charles@homelands.je' <charles@homelands.je>; 'ashleystone@mac.com' <ashleystone@mac.com>; 'judysturrock@gmail.com' <judysturrock@gmail.com>; 'pieterswart@sun.ac.za' <pieterswart@sun.ac.za>; 'mark@percipient.co.za' <mark@percipient.co.za>; 'stolosana@yahoo.com' <stolosana@yahoo.com>; 'maartenvntr@gmail.com' <maartenvntr@gmail.com>; 'welgevonden@mweb.co.za' <welgevonden@mweb.co.za>; 'gail@ohwhatfun.co.za' <gail@ohwhatfun.co.za>; 'dwalwyn@telkomsa.net' <dwalwyn@telkomsa.net>; 'h_m_weber@hotmail.com' <h_m_weber@hotmail.com>; 'aleciac1@gmail.com' <aleciac1@gmail.com>; 'deswhiting@gmail.com' <deswhiting@gmail.com>; 'ralph@vincentchem.co.za' <ralph@vincentchem.co.za>; 'rudolph@regulatoryframeworks.co.za' <rudolph@regulatoryframeworks.co.za>; 'emmart@worldonline.co.za' <emmart@worldonline.co.za>; 'mrnodrog@gmail.com' <mrnodrog@gmail.com>; 'dwust@iafrica.com' <dwust@iafrica.com>; 'hello@meganwyche.com' <hello@meganwyche.com>; 'ronellackermann@telkomsa.net' <ronellackermann@telkomsa.net>; 'carrol.adams@leapfrog.co.za' <carrol.adams@leapfrog.co.za>; 'chez@toga.co.za' <chez@toga.co.za>; 'pjeantoine@gmail.com' <pjeantoine@gmail.com>; 'info@aquaroots.co.za' <info@aquaroots.co.za>; 'andrew@apa-consult.com' <andrew@apa-consult.com>; 'franco.austin@gmail.com' <franco.austin@gmail.com>; 'hanti@internext.co.za' <hanti@internext.co.za>; 'buckscath@gmail.com' <buckscath@gmail.com>; 'swartlandmun@swartland.org.za' <swartlandmun@swartland.org.za>; 'bellamydavid@hotmail.com' <bellamydavid@hotmail.com>; 'paul.bowen@uct.ac.za' <paul.bowen@uct.ac.za>; 'paul@dottdigital.co.za' <paul@dottdigital.co.za>; 'bradley.dale@rocketmail.com' <bradley.dale@rocketmail.com>; 'peter@beaumonthouse.co.za' <peter@beaumonthouse.co.za>; 'lisa@withlovecreative.co.za'

<lisa@withlovecreative.co.za>; 'jacoduplooy7007@gmail.com' <jacoduplooy7007@gmail.com>; 'q@qstudio.co.za' <q@qstudio.co.za>; 'anikadt@gmail.com' <anikadt@gmail.com>; 'eksteen.karin@gmail.com' <eksteen.karin@gmail.com>; 'fahmygalant@hotmail.com' <fahmygalant@hotmail.com>; 'addy52@yahoo.com' <addy52@yahoo.com>; 'mariette.gregor@gmail.com' <mariette.gregor@gmail.com>; 'hellmann@mweb.co.za' <hellmann@mweb.co.za>; 'renatej2012@gmail.com' <renatej2012@gmail.com>; 'beansaboutcoffee@gmail.com' <beansaboutcoffee@gmail.com>; 'jennifer@midpoint.co.za' <jennifer@midpoint.co.za>; 'jenniferm2k@hotmail.com' <jenniferm2k@hotmail.com>; 'ruankirstein@gmail.com' <ruankirstein@gmail.com>; 'mare.louisa6@gmail.com' <mare.louisa6@gmail.com>; 'ranielkoegelenberg63@gmail.com' <ranielkoegelenberg63@gmail.com>; 'nevillelang@gmail.com' <nevillelang@gmail.com>; 'kobielegrange@gmail.com' <kobielegrange@gmail.com>; 'sean.cleary@gmail.com' <sean.cleary@gmail.com>; 'jlstudio@mweb.co.za' <jlstudio@mweb.co.za>; 'lise@publicity.co.za' <lise@publicity.co.za>; 'capegypsy@hotmail.com' <capegypsy@hotmail.com>; 'lynnemcn8@gmail.com' <lynnemcn8@gmail.com>; 'michael@here-be-dragons.co.za' <michael@here-be-dragons.co.za>; 'garthmeyersii@gmail.com' <garthmeyersii@gmail.com>; 'gavin.michie007@gmail.com' <gavin.michie007@gmail.com>; 'chris@mlfwines.com' <chris@mlfwines.com>; 'lizel@ancientspirit.co.za' <lizel@ancientspirit.co.za>; 'fanpot@telkomsa.ne' <fanpot@telkomsa.ne>; 'william@phd.co.za' <william@phd.co.za>; 'mistletoeschoeman@gmail.com' <mistletoeschoeman@gmail.com>; 'judysturrock@gmail.com' <judysturrock@gmail.com>; 'arno@route2fruit.co.za' <arno@route2fruit.co.za>; 'samantha@vinevenom.com' <samantha@vinevenom.com>; 'harold.schreiber@gmail.com' <harold.schreiber@gmail.com>; 'Jade23scott@gmail.com' <Jade23scott@gmail.com>; 'bill.mare@wcaccess.co.za' <bill.mare@wcaccess.co.za>; 'seidel@absamail.co.za' <seidel@absamail.co.za>; 'ilseschutten@yahoo.com' <ilseschutten@yahoo.com>; 'rsmart@capenature.co.za' <rsmart@capenature.co.za>; 'mike@danovaconsulting.com' <mike@danovaconsulting.com>; 'struik_laura@hotmail.com' <struik_laura@hotmail.com>; 'rodney.tredrea@gmail.com' <rodney.tredrea@gmail.com>; 'bvkampen@live.nl' <bvkampen@live.nl>; 'andre@andrevanvuuren.co.za' <andre@andrevanvuuren.co.za>; 'marius@okin.co.za' <marius@okin.co.za>; 'andre2venter@gmail.com' <andre2venter@gmail.com>; 'tvnewscamera@yahoo.com' <tvnewscamera@yahoo.com>; 'bayleaf@telkomsa.net' <bayleaf@telkomsa.net>; 'ansie@hetvlockcasteel.co.za' <ansie@hetvlockcasteel.co.za>; 'tvnewscamera@yahoo.com' <tvnewscamera@yahoo.com>; 'wright@wcaccess.co.za' <wright@wcaccess.co.za>; 'neil@moirassoc.co.za' <neil@moirassoc.co.za>; 'solveighsmit@gmail.com' <solveighsmit@gmail.com>; 'info@hetvlockcasteel.co.za' <info@hetvlockcasteel.co.za>; 'kim.classen@gmail.com' <kim.classen@gmail.com>; 'gailandmike@ohwhatfun.co.za' <gailandmike@ohwhatfun.co.za>; 'abrie.bruwer@siemens.com' <abrie.bruwer@siemens.com>; 'danie@kasteelmotors.co.za' <danie@kasteelmotors.co.za>
Subject: Notice of In-Process Public Participation 4 | Erf 878 Riebeek Kasteel

Dear Registered Interested and Affected Party,

Re. Notice of commenting opportunity on the In-Process Draft Basic Assessment Report for the proposed mixed-use development on the subject property.
DEA&DP Ref No. 16/3/3/1/F5/20/2001/25

Kindly see attached notice of your opportunity to comment on the **In-Process Draft Basic Assessment Report**. Please note that Lornay Environmental Consulting represented by Michelle Naylor, has been appointed as the new Environmental Assessment Practitioner (EAP) for the project and Mr Charel Bruwer is no longer the primary EAP on the project. Please note that all Registered I&AP's previously identified and all comments previously recorded by Mr Bruwer are included in this report and its appendices. Please also note that a revised layout alternative has been assessed in this revised report. Alternative 3 is the current preferred alternative and replaces the previous 2 layout alternatives assessed. The Alternative 3 amongst others, sees the complete removal of the service and fuel station, removal of the wedding chapel and a reduction in overall density of the development as guided by the specialist team.

Refer to the information attached for direction on how to submit comment on the project.

3

Please note that this round of Public Participation closes at the end of day on the **11 April 2025.**

Feel free to contact me, should you have any queries.

Kind regards,

LORNAY
ENVIRONMENTAL CONSULTING
Michelle Naylor
M.Sc.; Pr.Sci.Nat. 400327/13., EAPASA. 2019/698, Cand. APHP., IAIAsa
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.

michelle@lornay.co.za

From: michelle@lornay.co.za
Sent: Wednesday, 12 March 2025 10:21
To: 'fanpot@telkomsa.net'
Subject: FW: Notice of In-Process Public Participation 4 | Erf 878 Riebeek Kasteel
Attachments: Notice of Public Particaption Erf 878 Riebeek Kasteel 120325.pdf



LORNAY
ENVIRONMENTAL CONSULTING
Michelle Naylor
M.Sc.; Pr.Sci.Nat. 400327/13., EAPASA. 2019/698, Cand. APHP., IAIAsa
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: michelle@lornay.co.za <michelle@lornay.co.za>
Sent: Wednesday, 12 March 2025 10:11
To: 'bdvkampen@gmail.com' <bdvkampen@gmail.com>
Subject: FW: Notice of In-Process Public Participation 4 | Erf 878 Riebeek Kasteel



LORNAY
ENVIRONMENTAL CONSULTING
Michelle Naylor
M.Sc.; Pr.Sci.Nat. 400327/13., EAPASA. 2019/698, Cand. APHP., IAIAsa
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

1

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: michelle@lornay.co.za <michelle@lornay.co.za>
Sent: Wednesday, 12 March 2025 10:00
To: 'susan@olive-boutique.co.za' <susan@olive-boutique.co.za>; 'carole@brandswitch.co.za' <carole@brandswitch.co.za>; 'lesley.barrett@yahoo.co.uk' <lesley.barrett@yahoo.co.uk>; 'snady.barrett201@gmail.com' <snady.barrett201@gmail.com>; 'gfdanvers@gmail.com' <gfdanvers@gmail.com>; 'smbedeker13@gmail.com' <smbedeker13@gmail.com>; 'sandra@besterwines.com' <sandra@besterwines.com>; 'billioannie@gmail.com' <billioannie@gmail.com>; 'amandabowen@iafrica.com' <amandabowen@iafrica.com>; 'rick.botha@outlook.com' <rick.botha@outlook.com>; 'rcbowyer@gmail.com' <rcbowyer@gmail.com>; 'barbbowyer@gmail.com' <barbbowyer@gmail.com>; 'brendel.brendel@gmail.com' <brendel.brendel@gmail.com>; 'henk@vnboerdery.co.za' <henk@vnboerdery.co.za>; 'abie.bruwer@mweb.co.za' <abie.bruwer@mweb.co.za>; 'cbcmbucks@gmail.com' <cbcmbucks@gmail.com>; 'mbushell.za@outlook.com' <mbushell.za@outlook.com>; 'janniecilliers@tiscali.co.za' <janniecilliers@tiscali.co.za>; 'cliverosser62@gmail.com' <cliverosser62@gmail.com>; 'barrycz@kingsley.co.za' <barrycz@kingsley.co.za>; 'jennycoop7@gmail.com' <jennycoop7@gmail.com>; 'durrantorbel@gmail.com' <durrantorbel@gmail.com>; 'dougc@dspetro.co.za' <dougc@dspetro.co.za>; 'heidic@dspetro.co.za' <heidic@dspetro.co.za>; 'wesseldewet@gmail.com' <wesseldewet@gmail.com>; 'fdowling@iafrica.com' <fdowling@iafrica.com>; 'anneeldridge53@gmail.com' <anneeldridge53@gmail.com>; 'eldridge@swartlandmall.co.za' <eldridge@swartlandmall.co.za>; 'espost@telkomsa.net' <espost@telkomsa.net>; 'libby.ferrandi@gmail.com' <libby.ferrandi@gmail.com>; 'basilfriedlander@gmail.com' <basilfriedlander@gmail.com>; 'gail.friedlander@pamgolding.co.za' <gail.friedlander@pamgolding.co.za>; 'champheat@gmail.com' <champheat@gmail.com>; 'mic-full@online.no' <mic-full@online.no>; 'nelisgenis@gmail.com' <nelisgenis@gmail.com>; 'andre@gouws.org.za' <andre@gouws.org.za>; 'andrea.jill.green@gmail.com' <andrea.jill.green@gmail.com>; 'darrin.green@aecom.com' <darrin.green@aecom.com>; 'goforit7@gmail.com' <goforit7@gmail.com>; 'anthony@anthonyharris.co.za' <anthony@anthonyharris.co.za>; 'harrison20hermon@gmail.com' <harrison20hermon@gmail.com>; 'henning.brian@gmail.com' <henning.brian@gmail.com>; 'goodintentconnections@gmail.com' <goodintentconnections@gmail.com>; 'neil.hogben1@gmail.com' <neil.hogben1@gmail.com>; 'nolenehogg11@gmail.com' <nolenehogg11@gmail.com>; 'mirisson@mweb.co.za' <mirisson@mweb.co.za>; 'verne@havefun.co.za' <verne@havefun.co.za>; 'admin@kasteelmotors.co.za' <admin@kasteelmotors.co.za>; 'mohkhn@gmail.com' <mohkhn@gmail.com>; 'anabelakillin@gmail.com' <anabelakillin@gmail.com>; 'j@wpwebdev.net' <j@wpwebdev.net>; 'donk@vipnet.co.za' <donk@vipnet.co.za>; 'king.wortling@gmail.com' <king.wortling@gmail.com>; 'moira@vipnet.co.za' <moira@vipnet.co.za>; 'mariakirstein@gmail.com' <mariakirstein@gmail.com>; 'johanko80@gmail.com' <johanko80@gmail.com>; 'buckscath@gmail.com' <buckscath@gmail.com>; 'lewisyolanda07@gmail.com' <lewisyolanda07@gmail.com>; 'dp.martin@outlook.com' <dp.martin@outlook.com>; 'zowmar@pixie.co.za' <zowmar@pixie.co.za>; 'heather.mcculloch@foord.co.za' <heather.mcculloch@foord.co.za>; 'rvrsonic@gmail.com' <rvrsonic@gmail.com>; 'lynnemcn8@gmail.com' <lynnemcn8@gmail.com>; 'robmcqueen@lantic.net' <robmcqueen@lantic.net>; 'angus@lantic.net' <angus@lantic.net>; 'sheila.meintjies@gmail.com' <sheila.meintjies@gmail.com>; 'michael@here-be-dragons.co.za' <michael@here-be-dragons.co.za>; 'antoinette@mettenheimer.org' <antoinette@mettenheimer.org>; 'garthmeyer@yahoo.com' <garthmeyer@yahoo.com>; 'smilnegadd@gmail.com' <smilnegadd@gmail.com>; 'rmilnegadd@gmail.com' <rmilnegadd@gmail.com>; 'moontreeproject@gmail.com' <moontreeproject@gmail.com>; 'info@andrewmorganphotography.com' <info@andrewmorganphotography.com>; 'liesl.morrist@gmail.com' <liesl.morrist@gmail.com>; 'emouton@netralink.com' <emouton@netralink.com>; 'janicepd1@gmail.com' <janicepd1@gmail.com>; 'klauspiprek@gmail.com' <klauspiprek@gmail.com>; 'johnpl3077@gmail.com' <johnpl3077@gmail.com>; 'Pottie3@mweb.co.za' <Pottie3@mweb.co.za>; 'karin@phd.co.za' <karin@phd.co.za>;

2

'william@phd.co.za' <william@phd.co.za>; 'linda@visuallive.co.za' <linda@visuallive.co.za>; 'eveline.ravenhill@yahoo.com' <eveline.ravenhill@yahoo.com>; 'zorgvliet3@gmail.com' <zorgvliet3@gmail.com>; 'sharon@sharonballproperties.co.za' <sharon@sharonballproperties.co.za>; 'markritchie52@gmail.com' <markritchie52@gmail.com>; 'ihr@mweb.co.za' <ihr@mweb.co.za>; 'robinson@netactive.co.za' <robinson@netactive.co.za>; 'christine@roos.co.za' <christine@roos.co.za>; 'cliverosser:62@gmail.com' <cliverosser:62@gmail.com>; 'kmrosser5@gmail.com' <kmrosser5@gmail.com>; 'tekare@mweb.co.za' <tekare@mweb.co.za>; 'jfarrell163@gmail.com' <jfarrell163@gmail.com>; 'jacques.routs@live.com' <jacques.routs@live.com>; 'maureenjrudham@gmail.com' <maureenjrudham@gmail.com>; 'wkscott55@gmail.com' <wkscott55@gmail.com>; 'marescott61@icloud.com' <marescott61@icloud.com>; 'solsmook@gmail.com' <solsmook@gmail.com>; 'fi@homelands.je' <fi@homelands.je>; 'charles@homelands.je' <charles@homelands.je>; 'ashleystone@mac.com' <ashleystone@mac.com>; 'judysturrock@gmail.com' <judysturrock@gmail.com>; 'pieterswart@sun.ac.za' <pieterswart@sun.ac.za>; 'mark@percipient.co.za' <mark@percipient.co.za>; 'stolosana@yahoo.com' <stolosana@yahoo.com>; 'maartenvntr@gmail.com' <maartenvntr@gmail.com>; 'welgevonden@mweb.co.za' <welgevonden@mweb.co.za>; 'gail@ohwhatfun.co.za' <gail@ohwhatfun.co.za>; 'dwalwyn@telkomsa.net' <dwalwyn@telkomsa.net>; 'h_m_weber@hotmail.com' <h_m_weber@hotmail.com>; 'aleciac1@gmail.com' <aleciac1@gmail.com>; 'deswhiting@gmail.com' <deswhiting@gmail.com>; 'ralph@vincentchem.co.za' <ralph@vincentchem.co.za>; 'rudolph@regulatoryframeworks.co.za' <rudolph@regulatoryframeworks.co.za>; 'emmart@worldonline.co.za' <emmart@worldonline.co.za>; 'mrnodrog@gmail.com' <mrnodrog@gmail.com>; 'dwust@iafrica.com' <dwust@iafrica.com>; 'hello@meganwyche.com' <hello@meganwyche.com>; 'ronellackermann@telkomsa.net' <ronellackermann@telkomsa.net>; 'carrol.adams@leapfrog.co.za' <carrol.adams@leapfrog.co.za>; 'chez@toga.co.za' <chez@toga.co.za>; 'pjeantoine@gmail.com' <pjeantoine@gmail.com>; 'info@aquaroots.co.za' <info@aquaroots.co.za>; 'andrew@apa-consult.com' <andrew@apa-consult.com>; 'franco.austin@gmail.com' <franco.austin@gmail.com>; 'hanti@internext.co.za' <hanti@internext.co.za>; 'buckscath@gmail.com' <buckscath@gmail.com>; 'swartlandmun@swartland.org.za' <swartlandmun@swartland.org.za>; 'bellamydavid@hotmail.com' <bellamydavid@hotmail.com>; 'paul.bowen@uct.ac.za' <paul.bowen@uct.ac.za>; 'paul@dottdigital.co.za' <paul@dottdigital.co.za>; 'bradley.dale@rocketmail.com' <bradley.dale@rocketmail.com>; 'peter@beaumonthouse.co.za' <peter@beaumonthouse.co.za>; 'lisa@withlovecreative.co.za' <lisa@withlovecreative.co.za>; 'jacoduplooy7007@gmail.com' <jacoduplooy7007@gmail.com>; 'q@qstudio.co.za' <q@qstudio.co.za>; 'anikadt@gmail.com' <anikadt@gmail.com>; 'eksteen.karin@gmail.com' <eksteen.karin@gmail.com>; 'fahmygalant@hotmail.com' <fahmygalant@hotmail.com>; 'addy52@yahoo.com' <addy52@yahoo.com>; 'mariette.gregor@gmail.com' <mariette.gregor@gmail.com>; 'hellmann@mweb.co.za' <hellmann@mweb.co.za>; 'renatej2012@gmail.com' <renatej2012@gmail.com>; 'beansaboutcoffee@gmail.com' <beansaboutcoffee@gmail.com>; 'jennifer@midpoint.co.za' <jennifer@midpoint.co.za>; 'jenniferm2k@hotmail.com' <jenniferm2k@hotmail.com>; 'ruankirstein@gmail.com' <ruankirstein@gmail.com>; 'mare.louisa6@gmail.com' <mare.louisa6@gmail.com>; 'ranielkoegelenberg63@gmail.com' <ranielkoegelenberg63@gmail.com>; 'nevillelang@gmail.com' <nevillelang@gmail.com>; 'kobielegrange@gmail.com' <kobielegrange@gmail.com>; 'sean.cleary@gmail.com' <sean.cleary@gmail.com>; 'jlstudio@mweb.co.za' <jlstudio@mweb.co.za>; 'lise@publicity.co.za' <lise@publicity.co.za>; 'capegypsy@hotmail.com' <capegypsy@hotmail.com>; 'lynnemcn8@gmail.com' <lynnemcn8@gmail.com>; 'michael@here-be-dragons.co.za' <michael@here-be-dragons.co.za>; 'garthmeyersii@gmail.com' <garthmeyersii@gmail.com>; 'gavin.michie007@gmail.com' <gavin.michie007@gmail.com>; 'chris@mlfwines.com' <chris@mlfwines.com>; 'lizel@ancientspirit.co.za' <lizel@ancientspirit.co.za>; 'fanpot@telkomsa.ne' <fanpot@telkomsa.ne>; 'william@phd.co.za' <william@phd.co.za>; 'mistletoeschoeman@gmail.com' <mistletoeschoeman@gmail.com>; 'judysturrock@gmail.com' <judysturrock@gmail.com>; 'arno@route2fruit.co.za' <arno@route2fruit.co.za>; 'samantha@vinevenom.com' <samantha@vinevenom.com>; 'harold.schreiber@gmail.com' <harold.schreiber@gmail.com>; 'Jade23scott@gmail.com' <Jade23scott@gmail.com>; 'bill.mare@wcaccess.co.za' <bill.mare@wcaccess.co.za>; 'seidel@absamail.co.za' <seidel@absamail.co.za>; 'ilseschutten@yahoo.com' <ilseschutten@yahoo.com>; 'rsmart@capenature.co.za' <rsmart@capenature.co.za>; 'mike@danovaconsulting.com' <mike@danovaconsulting.com>; 'struik_laura@hotmail.com' <struik_laura@hotmail.com>; 'rodney.tredrea@gmail.com' <rodney.tredrea@gmail.com>; 'bvkampen@live.nl' <bvkampen@live.nl>; 'andre@andrevanvuuren.co.za' <andre@andrevanvuuren.co.za>; 'marius@okin.co.za' <marius@okin.co.za>;

'andre2venter@gmail.com' <andre2venter@gmail.com>; 'tvnewscamera@yahoo.com' <tvnewscamera@yahoo.com>; 'bayleaf@telkomsa.net' <bayleaf@telkomsa.net>; 'ansie@hetvlockcasteel.co.za' <ansie@hetvlockcasteel.co.za>; 'tvnewscamera@yahoo.com' <tvnewscamera@yahoo.com>; 'wright@wcaccess.co.za' <wright@wcaccess.co.za>; 'neil@moirassoc.co.za' <neil@moirassoc.co.za>; 'solveighsmit@gmail.com' <solveighsmit@gmail.com>; 'info@hetvlockcasteel.co.za' <info@hetvlockcasteel.co.za>; 'kim.classen@gmail.com' <kim.classen@gmail.com>; 'gailandmike@ohwhatfun.co.za' <gailandmike@ohwhatfun.co.za>; 'abrie.bruwer@siemens.com' <abrie.bruwer@siemens.com>; 'danie@kasteelmotors.co.za' <danie@kasteelmotors.co.za>
Subject: Notice of In-Process Public Participation 4 | Erf 878 Riebeek Kasteel

Dear Registered Interested and Affected Party,

Re. Notice of commenting opportunity on the In-Process Draft Basic Assessment Report for the proposed mixed-use development on the subject property.
DEA&DP Ref No. 16/3/3/1/F5/20/2001/25

Kindly see attached notice of your opportunity to comment on the **In-Process Draft Basic Assessment Report**. Please note that Lornay Environmental Consulting represented by Michelle Naylor, has been appointed as the new Environmental Assessment Practitioner (EAP) for the project and Mr Charel Bruwer is no longer the primary EAP on the project. Please note that all Registered I&AP's previously identified and all comments previously recorded by Mr Bruwer are included in this report and its appendices. Please also note that a revised layout alternative has been assessed in this revised report. Alternative 3 is the current preferred alternative and replaces the previous 2 layout alternatives assessed. The Alternative 3 amongst others, sees the complete removal of the service and fuel station, removal of the wedding chapel and a reduction in overall density of the development as guided by the specialist team.

Refer to the information attached for direction on how to submit comment on the project.

Please note that this round of Public Participation closes at the end of day on the **11 April 2025.**

Feel free to contact me, should you have any queries.

Kind regards,

LORNAY
ENVIRONMENTAL CONSULTING
Michelle Naylor
M.Sc.; Pr.Sci.Nat. 400327/13., EAPASA. 2019/698, Cand. APHP., IAIAsa
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.

4

michelle@lornay.co.za

From: michelle@lornay.co.za
Sent: Wednesday, 12 March 2025 10:26
To: 'darringreen18@gmail.com'
Subject: FW: Notice of In-Process Public Participation 4 | Erf 878 Riebeek Kasteel
Attachments: Notice of Public Particaption Erf 878 Riebeek Kasteel 120325.pdf

LORNAY
ENVIRONMENTAL CONSULTING
Michelle Naylor
M.Sc.; Pr.Sci.Nat. 400327/13., EAPASA. 2019/698, Cand. APHP., IAIAsa
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: michelle@lornay.co.za <michelle@lornay.co.za>
Sent: Wednesday, 12 March 2025 10:11
To: 'bdvkampen@gmail.com' <bdvkampen@gmail.com>
Subject: FW: Notice of In-Process Public Participation 4 | Erf 878 Riebeek Kasteel

LORNAY
ENVIRONMENTAL CONSULTING
Michelle Naylor
M.Sc.; Pr.Sci.Nat. 400327/13., EAPASA. 2019/698, Cand. APHP., IAIAsa
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

1

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: michelle@lornay.co.za <michelle@lornay.co.za>
Sent: Wednesday, 12 March 2025 10:00
To: 'susan@olive-boutique.co.za' <susan@olive-boutique.co.za>; 'carole@brandswitch.co.za' <carole@brandswitch.co.za>; 'lesley.barrett@yahoo.co.uk' <lesley.barrett@yahoo.co.uk>; 'snady.barrett201@gmail.com' <snady.barrett201@gmail.com>; 'gfdanvers@gmail.com' <gfdanvers@gmail.com>; 'smbedeker13@gmail.com' <smbedeker13@gmail.com>; 'sandra@besterwines.com' <sandra@besterwines.com>; 'billioannie@gmail.com' <billioannie@gmail.com>; 'amandabowen@iafrica.com' <amandabowen@iafrica.com>; 'rick.botha@outlook.com' <rick.botha@outlook.com>; 'rcbowyer@gmail.com' <rcbowyer@gmail.com>; 'barbbowyer@gmail.com' <barbbowyer@gmail.com>; 'brendel.brendel@gmail.com' <brendel.brendel@gmail.com>; 'henk@vnboerdery.co.za' <henk@vnboerdery.co.za>; 'abie.bruwer@mweb.co.za' <abie.bruwer@mweb.co.za>; 'cbcmbucks@gmail.com' <cbcmbucks@gmail.com>; 'mbushell.za@outlook.com' <mbushell.za@outlook.com>; 'janniecilliers@tiscali.co.za' <janniecilliers@tiscali.co.za>; 'cliverosser62@gmail.com' <cliverosser62@gmail.com>; 'barrycz@kingsley.co.za' <barrycz@kingsley.co.za>; 'jennycoop7@gmail.com' <jennycoop7@gmail.com>; 'durrantorbel@gmail.com' <durrantorbel@gmail.com>; 'dougc@dspetro.co.za' <dougc@dspetro.co.za>; 'heidic@dspetro.co.za' <heidic@dspetro.co.za>; 'wesseldewet@gmail.com' <wesseldewet@gmail.com>; 'fdowling@iafrica.com' <fdowling@iafrica.com>; 'anneeldridge53@gmail.com' <anneeldridge53@gmail.com>; 'eldridge@swartlandmall.co.za' <eldridge@swartlandmall.co.za>; 'espost@telkomsa.net' <espost@telkomsa.net>; 'libby.ferrandi@gmail.com' <libby.ferrandi@gmail.com>; 'basilfriedlander@gmail.com' <basilfriedlander@gmail.com>; 'gail.friedlander@pamgolding.co.za' <gail.friedlander@pamgolding.co.za>; 'champheat@gmail.com' <champheat@gmail.com>; 'mic-full@online.no' <mic-full@online.no>; 'nelisgenis@gmail.com' <nelisgenis@gmail.com>; 'andre@gouws.org.za' <andre@gouws.org.za>; 'andrea.jill.green@gmail.com' <andrea.jill.green@gmail.com>; 'darrin.green@aecom.com' <darrin.green@aecom.com>; 'goforit7@gmail.com' <goforit7@gmail.com>; 'anthony@anthonyharris.co.za' <anthony@anthonyharris.co.za>; 'harrison20hermon@gmail.com' <harrison20hermon@gmail.com>; 'henning.brian@gmail.com' <henning.brian@gmail.com>; 'goodintentconnections@gmail.com' <goodintentconnections@gmail.com>; 'neil.hogben1@gmail.com' <neil.hogben1@gmail.com>; 'nolenehogg11@gmail.com' <nolenehogg11@gmail.com>; 'mirisson@mweb.co.za' <mirisson@mweb.co.za>; 'verne@havefun.co.za' <verne@havefun.co.za>; 'admin@kasteelmotors.co.za' <admin@kasteelmotors.co.za>; 'mohkhn@gmail.com' <mohkhn@gmail.com>; 'anabelakillin@gmail.com' <anabelakillin@gmail.com>; 'j@wpwebdev.net' <j@wpwebdev.net>; 'donk@vipnet.co.za' <donk@vipnet.co.za>; 'king.wortling@gmail.com' <king.wortling@gmail.com>; 'moira@vipnet.co.za' <moira@vipnet.co.za>; 'mariakirstein@gmail.com' <mariakirstein@gmail.com>; 'johanko80@gmail.com' <johanko80@gmail.com>; 'buckscath@gmail.com' <buckscath@gmail.com>; 'lewisyolanda07@gmail.com' <lewisyolanda07@gmail.com>; 'dp.martin@outlook.com' <dp.martin@outlook.com>; 'zowmar@pixie.co.za' <zowmar@pixie.co.za>; 'heather.mcculloch@foord.co.za' <heather.mcculloch@foord.co.za>; 'rvrsonic@gmail.com' <rvrsonic@gmail.com>; 'lynnemcn8@gmail.com' <lynnemcn8@gmail.com>; 'robmcqueen@lantic.net' <robmcqueen@lantic.net>; 'angus@lantic.net' <angus@lantic.net>; 'sheila.meintjies@gmail.com' <sheila.meintjies@gmail.com>; 'michael@here-be-dragons.co.za' <michael@here-be-dragons.co.za>; 'antoinette@mettenheimer.org' <antoinette@mettenheimer.org>; 'garthmeyer@yahoo.com' <garthmeyer@yahoo.com>; 'smilnegadd@gmail.com' <smilnegadd@gmail.com>; 'rmilnegadd@gmail.com' <rmilnegadd@gmail.com>; 'moontreeproject@gmail.com' <moontreeproject@gmail.com>; 'info@andrewmorganphotography.com' <info@andrewmorganphotography.com>; 'liesl.morrist@gmail.com' <liesl.morrist@gmail.com>; 'emouton@netralink.com' <emouton@netralink.com>; 'janicepd1@gmail.com' <janicepd1@gmail.com>; 'klauspiprek@gmail.com' <klauspiprek@gmail.com>; 'johnpl3077@gmail.com' <johnpl3077@gmail.com>; 'Pottie3@mweb.co.za' <Pottie3@mweb.co.za>; 'karin@phd.co.za' <karin@phd.co.za>;

2

'william@phd.co.za' <william@phd.co.za>; 'linda@visuallive.co.za' <linda@visuallive.co.za>; 'eveline.ravenhill@yahoo.com' <eveline.ravenhill@yahoo.com>; 'zorgvliet3@gmail.com' <zorgvliet3@gmail.com>; 'sharon@sharonballproperties.co.za' <sharon@sharonballproperties.co.za>; 'markritchie52@gmail.com' <markritchie52@gmail.com>; 'ihr@mweb.co.za' <ihr@mweb.co.za>; 'robinson@netactive.co.za' <robinson@netactive.co.za>; 'christine@roos.co.za' <christine@roos.co.za>; 'cliverosser:62@gmail.com' <cliverosser:62@gmail.com>; 'kmrosser5@gmail.com' <kmrosser5@gmail.com>; 'tekare@mweb.co.za' <tekare@mweb.co.za>; 'jfarrell163@gmail.com' <jfarrell163@gmail.com>; 'jacques.routs@live.com' <jacques.routs@live.com>; 'maureenjrudham@gmail.com' <maureenjrudham@gmail.com>; 'wkscott55@gmail.com' <wkscott55@gmail.com>; 'marescott61@icloud.com' <marescott61@icloud.com>; 'solsmook@gmail.com' <solsmook@gmail.com>; 'fi@homelands.je' <fi@homelands.je>; 'charles@homelands.je' <charles@homelands.je>; 'ashleystone@mac.com' <ashleystone@mac.com>; 'judysturrock@gmail.com' <judysturrock@gmail.com>; 'pieterswart@sun.ac.za' <pieterswart@sun.ac.za>; 'mark@percipient.co.za' <mark@percipient.co.za>; 'stolosana@yahoo.com' <stolosana@yahoo.com>; 'maartenvntr@gmail.com' <maartenvntr@gmail.com>; 'welgevonden@mweb.co.za' <welgevonden@mweb.co.za>; 'gail@ohwhatfun.co.za' <gail@ohwhatfun.co.za>; 'dwalwyn@telkomsa.net' <dwalwyn@telkomsa.net>; 'h_m_weber@hotmail.com' <h_m_weber@hotmail.com>; 'aleciac1@gmail.com' <aleciac1@gmail.com>; 'deswhiting@gmail.com' <deswhiting@gmail.com>; 'ralph@vincentchem.co.za' <ralph@vincentchem.co.za>; 'rudolph@regulatoryframeworks.co.za' <rudolph@regulatoryframeworks.co.za>; 'emmart@worldonline.co.za' <emmart@worldonline.co.za>; 'mrnodrog@gmail.com' <mrnodrog@gmail.com>; 'dwust@iafrica.com' <dwust@iafrica.com>; 'hello@meganwyche.com' <hello@meganwyche.com>; 'ronellackermann@telkomsa.net' <ronellackermann@telkomsa.net>; 'carrol.adams@leapfrog.co.za' <carrol.adams@leapfrog.co.za>; 'chez@toga.co.za' <chez@toga.co.za>; 'pjeantoine@gmail.com' <pjeantoine@gmail.com>; 'info@aquaroots.co.za' <info@aquaroots.co.za>; 'andrew@apa-consult.com' <andrew@apa-consult.com>; 'franco.austin@gmail.com' <franco.austin@gmail.com>; 'hanti@internext.co.za' <hanti@internext.co.za>; 'buckscath@gmail.com' <buckscath@gmail.com>; 'swartlandmun@swartland.org.za' <swartlandmun@swartland.org.za>; 'bellamydavid@hotmail.com' <bellamydavid@hotmail.com>; 'paul.bowen@uct.ac.za' <paul.bowen@uct.ac.za>; 'paul@dottdigital.co.za' <paul@dottdigital.co.za>; 'bradley.dale@rocketmail.com' <bradley.dale@rocketmail.com>; 'peter@beaumonthouse.co.za' <peter@beaumonthouse.co.za>; 'lisa@withlovecreative.co.za' <lisa@withlovecreative.co.za>; 'jacoduplooy7007@gmail.com' <jacoduplooy7007@gmail.com>; 'q@qstudio.co.za' <q@qstudio.co.za>; 'anikadt@gmail.com' <anikadt@gmail.com>; 'eksteen.karin@gmail.com' <eksteen.karin@gmail.com>; 'fahmygalant@hotmail.com' <fahmygalant@hotmail.com>; 'addy52@yahoo.com' <addy52@yahoo.com>; 'mariette.gregor@gmail.com' <mariette.gregor@gmail.com>; 'hellmann@mweb.co.za' <hellmann@mweb.co.za>; 'renatej2012@gmail.com' <renatej2012@gmail.com>; 'beansaboutcoffee@gmail.com' <beansaboutcoffee@gmail.com>; 'jennifer@midpoint.co.za' <jennifer@midpoint.co.za>; 'jenniferm2k@hotmail.com' <jenniferm2k@hotmail.com>; 'ruankirstein@gmail.com' <ruankirstein@gmail.com>; 'mare.louisa6@gmail.com' <mare.louisa6@gmail.com>; 'ranielkoegelenberg63@gmail.com' <ranielkoegelenberg63@gmail.com>; 'nevillelang@gmail.com' <nevillelang@gmail.com>; 'kobielegrange@gmail.com' <kobielegrange@gmail.com>; 'sean.cleary@gmail.com' <sean.cleary@gmail.com>; 'jlstudio@mweb.co.za' <jlstudio@mweb.co.za>; 'lise@publicity.co.za' <lise@publicity.co.za>; 'capegypsy@hotmail.com' <capegypsy@hotmail.com>; 'lynnemcn8@gmail.com' <lynnemcn8@gmail.com>; 'michael@here-be-dragons.co.za' <michael@here-be-dragons.co.za>; 'garthmeyersii@gmail.com' <garthmeyersii@gmail.com>; 'gavin.michie007@gmail.com' <gavin.michie007@gmail.com>; 'chris@mlfwines.com' <chris@mlfwines.com>; 'lizel@ancientspirit.co.za' <lizel@ancientspirit.co.za>; 'fanpot@telkomsa.ne' <fanpot@telkomsa.ne>; 'william@phd.co.za' <william@phd.co.za>; 'mistletoeschoeman@gmail.com' <mistletoeschoeman@gmail.com>; 'judysturrock@gmail.com' <judysturrock@gmail.com>; 'arno@route2fruit.co.za' <arno@route2fruit.co.za>; 'samantha@vinevenom.com' <samantha@vinevenom.com>; 'harold.schreiber@gmail.com' <harold.schreiber@gmail.com>; 'Jade23scott@gmail.com' <Jade23scott@gmail.com>; 'bill.mare@wcaccess.co.za' <bill.mare@wcaccess.co.za>; 'seidel@absamail.co.za' <seidel@absamail.co.za>; 'ilseschutten@yahoo.com' <ilseschutten@yahoo.com>; 'rsmart@capenature.co.za' <rsmart@capenature.co.za>; 'mike@danovaconsulting.com' <mike@danovaconsulting.com>; 'struik_laura@hotmail.com' <struik_laura@hotmail.com>; 'rodney.tredrea@gmail.com' <rodney.tredrea@gmail.com>; 'bvkampen@live.nl' <bvkampen@live.nl>; 'andre@andrevanvuuren.co.za' <andre@andrevanvuuren.co.za>; 'marius@okin.co.za' <marius@okin.co.za>;

3

'andre2venter@gmail.com' <andre2venter@gmail.com>; 'tvnewscamera@yahoo.com' <tvnewscamera@yahoo.com>; 'bayleaf@telkomsa.net' <bayleaf@telkomsa.net>; 'ansie@hetvlockcasteel.co.za' <ansie@hetvlockcasteel.co.za>; 'tvnewscamera@yahoo.com' <tvnewscamera@yahoo.com>; 'wright@wcaccess.co.za' <wright@wcaccess.co.za>; 'neil@moirassoc.co.za' <neil@moirassoc.co.za>; 'solveighsmit@gmail.com' <solveighsmit@gmail.com>; 'info@hetvlockcasteel.co.za' <info@hetvlockcasteel.co.za>; 'kim.classen@gmail.com' <kim.classen@gmail.com>; 'gailandmike@ohwhatfun.co.za' <gailandmike@ohwhatfun.co.za>; 'abrie.bruwer@siemens.com' <abrie.bruwer@siemens.com>; 'danie@kasteelmotors.co.za' <danie@kasteelmotors.co.za>
Subject: Notice of In-Process Public Participation 4 | Erf 878 Riebeek Kasteel

Dear Registered Interested and Affected Party,

Re. Notice of commenting opportunity on the In-Process Draft Basic Assessment Report for the proposed mixed-use development on the subject property.
DEA&DP Ref No. 16/3/3/1/F5/20/2001/25

Kindly see attached notice of your opportunity to comment on the **In-Process Draft Basic Assessment Report**. Please note that Lornay Environmental Consulting represented by Michelle Naylor, has been appointed as the new Environmental Assessment Practitioner (EAP) for the project and Mr Charel Bruwer is no longer the primary EAP on the project. Please note that all Registered I&AP's previously identified and all comments previously recorded by Mr Bruwer are included in this report and its appendices. Please also note that a revised layout alternative has been assessed in this revised report. Alternative 3 is the current preferred alternative and replaces the previous 2 layout alternatives assessed. The Alternative 3 amongst others, sees the complete removal of the service and fuel station, removal of the wedding chapel and a reduction in overall density of the development as guided by the specialist team.

Refer to the information attached for direction on how to submit comment on the project.

Please note that this round of Public Participation closes at the end of day on the **11 April 2025.**

Feel free to contact me, should you have any queries.

Kind regards,

LORNAY
ENVIRONMENTAL CONSULTING
Michelle Naylor
M.Sc.; Pr.Sci.Nat. 400327/13., EAPASA. 2019/698, Cand. APHP., IAIAsa
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.

michelle@lornay.co.za

From: michelle@lornay.co.za
Sent: Wednesday, 12 March 2025 10:41
To: 'sandy.barrett201@gmail.com'
Subject: FW: Notice of In-Process Public Participation 4 | Erf 878 Riebeek Kasteel
Attachments: Notice of Public Particaption Erf 878 Riebeek Kasteel 120325.pdf

LORNAY
ENVIRONMENTAL CONSULTING
Michelle Naylor
M.Sc.; Pr.Sci.Nat. 400327/13., EAPASA. 2019/698, Cand. APHP., IAIAsa
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: michelle@lornay.co.za <michelle@lornay.co.za>
Sent: Wednesday, 12 March 2025 10:00
To: 'susan@olive-boutique.co.za' <susan@olive-boutique.co.za>; 'carole@brandswitch.co.za' <carole@brandswitch.co.za>; 'lesley.barrett@yahoo.co.uk' <lesley.barrett@yahoo.co.uk>; 'snady.barrett201@gmail.com' <snady.barrett201@gmail.com>; 'gfdanvers@gmail.com' <gfdanvers@gmail.com>; 'smbedeker13@gmail.com' <smbedeker13@gmail.com>; 'sandra@besterwines.com' <sandra@besterwines.com>; 'billioannie@gmail.com' <billioannie@gmail.com>; 'amandabowen@iafrica.com' <amandabowen@iafrica.com>; 'rick.botha@outlook.com' <rick.botha@outlook.com>; 'rcbowyer@gmail.com' <rcbowyer@gmail.com>; 'barbbowyer@gmail.com' <barbbowyer@gmail.com>; 'brendel.brendel@gmail.com' <brendel.brendel@gmail.com>; 'henk@vnboerdery.co.za' <henk@vnboerdery.co.za>; 'abie.bruwer@mweb.co.za' <abie.bruwer@mweb.co.za>; 'cbcmbucks@gmail.com' <cbcmbucks@gmail.com>; 'mbushell.za@outlook.com' <mbushell.za@outlook.com>; 'janniecilliers@tiscali.co.za' <janniecilliers@tiscali.co.za>; 'cliverosser62@gmail.com' <cliverosser62@gmail.com>; 'barrycz@kingsley.co.za' <barrycz@kingsley.co.za>; 'jennycoop7@gmail.com' <jennycoop7@gmail.com>; 'durrantorbel@gmail.com' <durrantorbel@gmail.com>; 'dougc@dspetro.co.za' <dougc@dspetro.co.za>; 'heidic@dspetro.co.za' <heidic@dspetro.co.za>; 'wesseldewet@gmail.com' <wesseldewet@gmail.com>; 'fdowling@iafrica.com' <fdowling@iafrica.com>; 'anneeldridge53@gmail.com' <anneeldridge53@gmail.com>; 'eldridge@swartlandmall.co.za' <eldridge@swartlandmall.co.za>; 'espost@telkomsa.net' <espost@telkomsa.net>; 'libby.ferrandi@gmail.com' <libby.ferrandi@gmail.com>; 'basilfriedlander@gmail.com' <basilfriedlander@gmail.com>; 'gail.friedlander@pamgolding.co.za' <gail.friedlander@pamgolding.co.za>; 'champheat@gmail.com' <champheat@gmail.com>; 'mic-full@online.no' <mic-full@online.no>; 'nelisgenis@gmail.com'

1

<nelisgenis@gmail.com>; 'andre@gouws.org.za' <andre@gouws.org.za>; 'andrea.jill.green@gmail.com' <andrea.jill.green@gmail.com>; 'darrin.green@aecom.com' <darrin.green@aecom.com>; 'goforit7@gmail.com' <goforit7@gmail.com>; 'anthony@anthonyharris.co.za' <anthony@anthonyharris.co.za>; 'harrison20hermon@gmail.com' <harrison20hermon@gmail.com>; 'henning.brian@gmail.com' <henning.brian@gmail.com>; 'goodintentconnections@gmail.com' <goodintentconnections@gmail.com>; 'neil.hogben1@gmail.com' <neil.hogben1@gmail.com>; 'nolenehogg11@gmail.com' <nolenehogg11@gmail.com>; 'mirisson@mweb.co.za' <mirisson@mweb.co.za>; 'verne@havefun.co.za' <verne@havefun.co.za>; 'admin@kasteelmotors.co.za' <admin@kasteelmotors.co.za>; 'mohkhn@gmail.com' <mohkhn@gmail.com>; 'anabelakillin@gmail.com' <anabelakillin@gmail.com>; 'j@wpwebdev.net' <j@wpwebdev.net>; 'donk@vipnet.co.za' <donk@vipnet.co.za>; 'king.wortling@gmail.com' <king.wortling@gmail.com>; 'moira@vipnet.co.za' <moira@vipnet.co.za>; 'mariakirstein@gmail.com' <mariakirstein@gmail.com>; 'johanko80@gmail.com' <johanko80@gmail.com>; 'buckscath@gmail.com' <buckscath@gmail.com>; 'lewisyolanda07@gmail.com' <lewisyolanda07@gmail.com>; 'dp.martin@outlook.com' <dp.martin@outlook.com>; 'zowmar@pixie.co.za' <zowmar@pixie.co.za>; 'heather.mcculloch@foord.co.za' <heather.mcculloch@foord.co.za>; 'rvrsonic@gmail.com' <rvrsonic@gmail.com>; 'lynnemcn8@gmail.com' <lynnemcn8@gmail.com>; 'robmcqueen@lantic.net' <robmcqueen@lantic.net>; 'angus@lantic.net' <angus@lantic.net>; 'sheila.meintjies@gmail.com' <sheila.meintjies@gmail.com>; 'michael@here-be-dragons.co.za' <michael@here-be-dragons.co.za>; 'antoinette@mettenheimer.org' <antoinette@mettenheimer.org>; 'garthmeyer@yahoo.com' <garthmeyer@yahoo.com>; 'smilnegadd@gmail.com' <smilnegadd@gmail.com>; 'rmilnegadd@gmail.com' <rmilnegadd@gmail.com>; 'moontreeproject@gmail.com' <moontreeproject@gmail.com>; 'info@andrewmorganphotography.com' <info@andrewmorganphotography.com>; 'liesl.morrist@gmail.com' <liesl.morrist@gmail.com>; 'emouton@netralink.com' <emouton@netralink.com>; 'janicepd1@gmail.com' <janicepd1@gmail.com>; 'klauspiprek@gmail.com' <klauspiprek@gmail.com>; 'johnpl3077@gmail.com' <johnpl3077@gmail.com>; 'Pottie3@mweb.co.za' <Pottie3@mweb.co.za>; 'karin@phd.co.za' <karin@phd.co.za>; 'william@phd.co.za' <william@phd.co.za>; 'linda@visuallive.co.za' <linda@visuallive.co.za>; 'eveline.ravenhill@yahoo.com' <eveline.ravenhill@yahoo.com>; 'zorgvliet3@gmail.com' <zorgvliet3@gmail.com>; 'sharon@sharonballproperties.co.za' <sharon@sharonballproperties.co.za>; 'markritchie52@gmail.com' <markritchie52@gmail.com>; 'ihr@mweb.co.za' <ihr@mweb.co.za>; 'robinson@netactive.co.za' <robinson@netactive.co.za>; 'christine@roos.co.za' <christine@roos.co.za>; 'cliverosser:62@gmail.com' <cliverosser:62@gmail.com>; 'kmrosser5@gmail.com' <kmrosser5@gmail.com>; 'tekare@mweb.co.za' <tekare@mweb.co.za>; 'jfarrell163@gmail.com' <jfarrell163@gmail.com>; 'jacques.routs@live.com' <jacques.routs@live.com>; 'maureenjrudham@gmail.com' <maureenjrudham@gmail.com>; 'wkscott55@gmail.com' <wkscott55@gmail.com>; 'marescott61@icloud.com' <marescott61@icloud.com>; 'solsmook@gmail.com' <solsmook@gmail.com>; 'fi@homelands.je' <fi@homelands.je>; 'charles@homelands.je' <charles@homelands.je>; 'ashleystone@mac.com' <ashleystone@mac.com>; 'judysturrock@gmail.com' <judysturrock@gmail.com>; 'pieterswart@sun.ac.za' <pieterswart@sun.ac.za>; 'mark@percipient.co.za' <mark@percipient.co.za>; 'stolosana@yahoo.com' <stolosana@yahoo.com>; 'maartenvntr@gmail.com' <maartenvntr@gmail.com>; 'welgevonden@mweb.co.za' <welgevonden@mweb.co.za>; 'gail@ohwhatfun.co.za' <gail@ohwhatfun.co.za>; 'dwalwyn@telkomsa.net' <dwalwyn@telkomsa.net>; 'h_m_weber@hotmail.com' <h_m_weber@hotmail.com>; 'aleciac1@gmail.com' <aleciac1@gmail.com>; 'deswhiting@gmail.com' <deswhiting@gmail.com>; 'ralph@vincentchem.co.za' <ralph@vincentchem.co.za>; 'rudolph@regulatoryframeworks.co.za' <rudolph@regulatoryframeworks.co.za>; 'emmart@worldonline.co.za' <emmart@worldonline.co.za>; 'mrnodrog@gmail.com' <mrnodrog@gmail.com>; 'dwust@iafrica.com' <dwust@iafrica.com>; 'hello@meganwyche.com' <hello@meganwyche.com>; 'ronellackermann@telkomsa.net' <ronellackermann@telkomsa.net>; 'carrol.adams@leapfrog.co.za' <carrol.adams@leapfrog.co.za>; 'chez@toga.co.za' <chez@toga.co.za>; 'pjeantoine@gmail.com' <pjeantoine@gmail.com>; 'info@aquaroots.co.za' <info@aquaroots.co.za>; 'andrew@apa-consult.com' <andrew@apa-consult.com>; 'franco.austin@gmail.com' <franco.austin@gmail.com>; 'hanti@internext.co.za' <hanti@internext.co.za>; 'buckscath@gmail.com' <buckscath@gmail.com>; 'swartlandmun@swartland.org.za' <swartlandmun@swartland.org.za>; 'bellamydavid@hotmail.com' <bellamydavid@hotmail.com>; 'paul.bowen@uct.ac.za' <paul.bowen@uct.ac.za>; 'paul@dottdigital.co.za' <paul@dottdigital.co.za>; 'bradley.dale@rocketmail.com' <bradley.dale@rocketmail.com>; 'peter@beaumonthouse.co.za' <peter@beaumonthouse.co.za>; 'lisa@withlovecreative.co.za'

2

<lisa@withlovecreative.co.za>; 'jacoduplooy7007@gmail.com' <jacoduplooy7007@gmail.com>; 'q@qstudio.co.za' <q@qstudio.co.za>; 'anikadt@gmail.com' <anikadt@gmail.com>; 'eksteen.karin@gmail.com' <eksteen.karin@gmail.com>; 'fahmygalant@hotmail.com' <fahmygalant@hotmail.com>; 'addy52@yahoo.com' <addy52@yahoo.com>; 'mariette.gregor@gmail.com' <mariette.gregor@gmail.com>; 'hellmann@mweb.co.za' <hellmann@mweb.co.za>; 'renatej2012@gmail.com' <renatej2012@gmail.com>; 'beansaboutcoffee@gmail.com' <beansaboutcoffee@gmail.com>; 'jennifer@midpoint.co.za' <jennifer@midpoint.co.za>; 'jenniferm2k@hotmail.com' <jenniferm2k@hotmail.com>; 'ruankirstein@gmail.com' <ruankirstein@gmail.com>; 'mare.louisa6@gmail.com' <mare.louisa6@gmail.com>; 'ranielkoegelenberg63@gmail.com' <ranielkoegelenberg63@gmail.com>; 'nevillelang@gmail.com' <nevillelang@gmail.com>; 'kobielegrange@gmail.com' <kobielegrange@gmail.com>; 'sean.cleary@gmail.com' <sean.cleary@gmail.com>; 'jlstudio@mweb.co.za' <jlstudio@mweb.co.za>; 'lise@publicity.co.za' <lise@publicity.co.za>; 'capegypsy@hotmail.com' <capegypsy@hotmail.com>; 'lynnemcn8@gmail.com' <lynnemcn8@gmail.com>; 'michael@here-be-dragons.co.za' <michael@here-be-dragons.co.za>; 'garthmeyersii@gmail.com' <garthmeyersii@gmail.com>; 'gavin.michie007@gmail.com' <gavin.michie007@gmail.com>; 'chris@mlfwines.com' <chris@mlfwines.com>; 'lizel@ancientspirit.co.za' <lizel@ancientspirit.co.za>; 'fanpot@telkomsa.ne' <fanpot@telkomsa.ne>; 'william@phd.co.za' <william@phd.co.za>; 'mistletoeschoeman@gmail.com' <mistletoeschoeman@gmail.com>; 'judysturrock@gmail.com' <judysturrock@gmail.com>; 'arno@route2fruit.co.za' <arno@route2fruit.co.za>; 'samantha@vinevenom.com' <samantha@vinevenom.com>; 'harold.schreiber@gmail.com' <harold.schreiber@gmail.com>; 'Jade23scott@gmail.com' <Jade23scott@gmail.com>; 'bill.mare@wcaccess.co.za' <bill.mare@wcaccess.co.za>; 'seidel@absamail.co.za' <seidel@absamail.co.za>; 'ilseschutten@yahoo.com' <ilseschutten@yahoo.com>; 'rsmart@capenature.co.za' <rsmart@capenature.co.za>; 'mike@danovaconsulting.com' <mike@danovaconsulting.com>; 'struik_laura@hotmail.com' <struik_laura@hotmail.com>; 'rodney.tredrea@gmail.com' <rodney.tredrea@gmail.com>; 'bvkampen@live.nl' <bvkampen@live.nl>; 'andre@andrevanvuuren.co.za' <andre@andrevanvuuren.co.za>; 'marius@okin.co.za' <marius@okin.co.za>; 'andre2venter@gmail.com' <andre2venter@gmail.com>; 'tvnewscamera@yahoo.com' <tvnewscamera@yahoo.com>; 'bayleaf@telkomsa.net' <bayleaf@telkomsa.net>; 'ansie@hetvlockcasteel.co.za' <ansie@hetvlockcasteel.co.za>; 'tvnewscamera@yahoo.com' <tvnewscamera@yahoo.com>; 'wright@wcaccess.co.za' <wright@wcaccess.co.za>; 'neil@moirassoc.co.za' <neil@moirassoc.co.za>; 'solveighsmit@gmail.com' <solveighsmit@gmail.com>; 'info@hetvlockcasteel.co.za' <info@hetvlockcasteel.co.za>; 'kim.classen@gmail.com' <kim.classen@gmail.com>; 'gailandmike@ohwhatfun.co.za' <gailandmike@ohwhatfun.co.za>; 'abrie.bruwer@siemens.com' <abrie.bruwer@siemens.com>; 'danie@kasteelmotors.co.za' <danie@kasteelmotors.co.za>
Subject: Notice of In-Process Public Participation 4 | Erf 878 Riebeek Kasteel

Dear Registered Interested and Affected Party,

Re. Notice of commenting opportunity on the In-Process Draft Basic Assessment Report for the proposed mixed-use development on the subject property.
DEA&DP Ref No. 16/3/3/1/F5/20/2001/25

Kindly see attached notice of your opportunity to comment on the **In-Process Draft Basic Assessment Report**. Please note that Lornay Environmental Consulting represented by Michelle Naylor, has been appointed as the new Environmental Assessment Practitioner (EAP) for the project and Mr Charel Bruwer is no longer the primary EAP on the project. Please note that all Registered I&AP's previously identified and all comments previously recorded by Mr Bruwer are included in this report and its appendices. Please also note that a revised layout alternative has been assessed in this revised report. Alternative 3 is the current preferred alternative and replaces the previous 2 layout alternatives assessed. The Alternative 3 amongst others, sees the complete removal of the service and fuel station, removal of the wedding chapel and a reduction in overall density of the development as guided by the specialist team.

Refer to the information attached for direction on how to submit comment on the project.

3

Please note that this round of Public Participation closes at the end of day on the **11 April 2025.**

Feel free to contact me, should you have any queries.

Kind regards,

LORNAY
ENVIRONMENTAL CONSULTING
Michelle Naylor
M.Sc.; Pr.Sci.Nat. 400327/13., EAPASA. 2019/698, Cand. APHP., IAIAsa
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.

michelle@lornay.co.za

From:	michelle@lornay.co.za
Sent:	Wednesday, 12 March 2025 10:46
To:	'christian.king@fbvsurvey.co.za'
Subject:	FW: Notice of In-Process Public Participation 4 | Erf 878 Riebeek Kasteel
Attachments:	Notice of Public Particaption Erf 878 Riebeek Kasteel 120325.pdf

LORNAY
ENVIRONMENTAL CONSULTING
Michelle Naylor
M.Sc.; Pr.Sci.Nat. 400327/13., EAPASA. 2019/698, Cand. APHP., IAIAsa
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: michelle@lornay.co.za <michelle@lornay.co.za>
Sent: Wednesday, 12 March 2025 10:00
To: 'susan@olive-boutique.co.za' <susan@olive-boutique.co.za>; 'carole@brandswitch.co.za' <carole@brandswitch.co.za>; 'lesley.barrett@yahoo.co.uk' <lesley.barrett@yahoo.co.uk>; 'snady.barrett201@gmail.com' <snady.barrett201@gmail.com>; 'gfdanvers@gmail.com' <gfdanvers@gmail.com>; 'smbedeker13@gmail.com' <smbedeker13@gmail.com>; 'sandra@besterwines.com' <sandra@besterwines.com>; 'billioannie@gmail.com' <billioannie@gmail.com>; 'amandabowen@iafrica.com' <amandabowen@iafrica.com>; 'rick.botha@outlook.com' <rick.botha@outlook.com>; 'rcbowyer@gmail.com' <rcbowyer@gmail.com>; 'barbbowyer@gmail.com' <barbbowyer@gmail.com>; 'brendel.brendel@gmail.com' <brendel.brendel@gmail.com>; 'henk@vnboerdery.co.za' <henk@vnboerdery.co.za>; 'abie.bruwer@mweb.co.za' <abie.bruwer@mweb.co.za>; 'cbcmbucks@gmail.com' <cbcmbucks@gmail.com>; 'mbushell.za@outlook.com' <mbushell.za@outlook.com>; 'janniecilliers@tiscali.co.za' <janniecilliers@tiscali.co.za>; 'cliverosser62@gmail.com' <cliverosser62@gmail.com>; 'barrycz@kingsley.co.za' <barrycz@kingsley.co.za>; 'jennycoop7@gmail.com' <jennycoop7@gmail.com>; 'durrantorbel@gmail.com' <durrantorbel@gmail.com>; 'dougc@dspetro.co.za' <dougc@dspetro.co.za>; 'heidic@dspetro.co.za' <heidic@dspetro.co.za>; 'wesseldewet@gmail.com' <wesseldewet@gmail.com>; 'fdowling@iafrica.com' <fdowling@iafrica.com>; 'anneeldridge53@gmail.com' <anneeldridge53@gmail.com>; 'eldridge@swartlandmall.co.za' <eldridge@swartlandmall.co.za>; 'espost@telkomsa.net' <espost@telkomsa.net>; 'libby.ferrandi@gmail.com' <libby.ferrandi@gmail.com>; 'basilfriedlander@gmail.com' <basilfriedlander@gmail.com>; 'gail.friedlander@pamgolding.co.za' <gail.friedlander@pamgolding.co.za>; 'champheat@gmail.com' <champheat@gmail.com>; 'mic-full@online.no' <mic-full@online.no>; 'nelisgenis@gmail.com'

<nelisgenis@gmail.com>; 'andre@gouws.org.za' <andre@gouws.org.za>; 'andrea.jill.green@gmail.com' <andrea.jill.green@gmail.com>; 'darrin.green@aecom.com' <darrin.green@aecom.com>; 'goforit7@gmail.com' <goforit7@gmail.com>; 'anthony@anthonyharris.co.za' <anthony@anthonyharris.co.za>; 'harrison20hermon@gmail.com' <harrison20hermon@gmail.com>; 'henning.brian@gmail.com' <henning.brian@gmail.com>; 'goodintentconnections@gmail.com' <goodintentconnections@gmail.com>; 'neil.hogben1@gmail.com' <neil.hogben1@gmail.com>; 'nolenehogg11@gmail.com' <nolenehogg11@gmail.com>; 'mirisson@mweb.co.za' <mirisson@mweb.co.za>; 'verne@havefun.co.za' <verne@havefun.co.za>; 'admin@kasteelmotors.co.za' <admin@kasteelmotors.co.za>; 'mohkhn@gmail.com' <mohkhn@gmail.com>; 'anabelakillin@gmail.com' <anabelakillin@gmail.com>; 'j@wpwebdev.net' <j@wpwebdev.net>; 'donk@vipnet.co.za' <donk@vipnet.co.za>; 'king.wortling@gmail.com' <king.wortling@gmail.com>; 'moira@vipnet.co.za' <moira@vipnet.co.za>; 'mariakirstein@gmail.com' <mariakirstein@gmail.com>; 'johanko80@gmail.com' <johanko80@gmail.com>; 'buckscath@gmail.com' <buckscath@gmail.com>; 'lewisyolanda07@gmail.com' <lewisyolanda07@gmail.com>; 'dp.martin@outlook.com' <dp.martin@outlook.com>; 'zowmar@pixie.co.za' <zowmar@pixie.co.za>; 'heather.mcculloch@foord.co.za' <heather.mcculloch@foord.co.za>; 'rvrsonic@gmail.com' <rvrsonic@gmail.com>; 'lynnemcn8@gmail.com' <lynnemcn8@gmail.com>; 'robmcqueen@lantic.net' <robmcqueen@lantic.net>; 'angus@lantic.net' <angus@lantic.net>; 'sheila.meintjies@gmail.com' <sheila.meintjies@gmail.com>; 'michael@here-be-dragons.co.za' <michael@here-be-dragons.co.za>; 'antoinette@mettenheimer.org' <antoinette@mettenheimer.org>; 'garthmeyer@yahoo.com' <garthmeyer@yahoo.com>; 'smilnegadd@gmail.com' <smilnegadd@gmail.com>; 'rmilnegadd@gmail.com' <rmilnegadd@gmail.com>; 'moontreeproject@gmail.com' <moontreeproject@gmail.com>; 'info@andrewmorganphotography.com' <info@andrewmorganphotography.com>; 'liesl.morrist@gmail.com' <liesl.morrist@gmail.com>; 'emouton@netralink.com' <emouton@netralink.com>; 'janicepd1@gmail.com' <janicepd1@gmail.com>; 'klauspiprek@gmail.com' <klauspiprek@gmail.com>; 'johnpl3077@gmail.com' <johnpl3077@gmail.com>; 'Pottie3@mweb.co.za' <Pottie3@mweb.co.za>; 'karin@phd.co.za' <karin@phd.co.za>; 'william@phd.co.za' <william@phd.co.za>; 'linda@visuallive.co.za' <linda@visuallive.co.za>; 'eveline.ravenhill@yahoo.com' <eveline.ravenhill@yahoo.com>; 'zorgvliet3@gmail.com' <zorgvliet3@gmail.com>; 'sharon@sharonballproperties.co.za' <sharon@sharonballproperties.co.za>; 'markritchie52@gmail.com' <markritchie52@gmail.com>; 'ihr@mweb.co.za' <ihr@mweb.co.za>; 'robinson@netactive.co.za' <robinson@netactive.co.za>; 'christine@roos.co.za' <christine@roos.co.za>; 'cliverosser:62@gmail.com' <cliverosser:62@gmail.com>; 'kmrosser5@gmail.com' <kmrosser5@gmail.com>; 'tekare@mweb.co.za' <tekare@mweb.co.za>; 'jfarrell163@gmail.com' <jfarrell163@gmail.com>; 'jacques.routs@live.com' <jacques.routs@live.com>; 'maureenjrudham@gmail.com' <maureenjrudham@gmail.com>; 'wkscott55@gmail.com' <wkscott55@gmail.com>; 'marescott61@icloud.com' <marescott61@icloud.com>; 'solsmook@gmail.com' <solsmook@gmail.com>; 'fi@homelands.je' <fi@homelands.je>; 'charles@homelands.je' <charles@homelands.je>; 'ashleystone@mac.com' <ashleystone@mac.com>; 'judysturrock@gmail.com' <judysturrock@gmail.com>; 'pieterswart@sun.ac.za' <pieterswart@sun.ac.za>; 'mark@percipient.co.za' <mark@percipient.co.za>; 'stolosana@yahoo.com' <stolosana@yahoo.com>; 'maartenvntr@gmail.com' <maartenvntr@gmail.com>; 'welgevonden@mweb.co.za' <welgevonden@mweb.co.za>; 'gail@ohwhatfun.co.za' <gail@ohwhatfun.co.za>; 'dwalwyn@telkomsa.net' <dwalwyn@telkomsa.net>; 'h_m_weber@hotmail.com' <h_m_weber@hotmail.com>; 'aleciac1@gmail.com' <aleciac1@gmail.com>; 'deswhiting@gmail.com' <deswhiting@gmail.com>; 'ralph@vincentchem.co.za' <ralph@vincentchem.co.za>; 'rudolph@regulatoryframeworks.co.za' <rudolph@regulatoryframeworks.co.za>; 'emmart@worldonline.co.za' <emmart@worldonline.co.za>; 'mrnodrog@gmail.com' <mrnodrog@gmail.com>; 'dwust@iafrica.com' <dwust@iafrica.com>; 'hello@meganwyche.com' <hello@meganwyche.com>; 'ronellackermann@telkomsa.net' <ronellackermann@telkomsa.net>; 'carrol.adams@leapfrog.co.za' <carrol.adams@leapfrog.co.za>; 'chez@toga.co.za' <chez@toga.co.za>; 'pjeantoine@gmail.com' <pjeantoine@gmail.com>; 'info@aquaroots.co.za' <info@aquaroots.co.za>; 'andrew@apa-consult.com' <andrew@apa-consult.com>; 'franco.austin@gmail.com' <franco.austin@gmail.com>; 'hanti@internext.co.za' <hanti@internext.co.za>; 'buckscath@gmail.com' <buckscath@gmail.com>; 'swartlandmun@swartland.org.za' <swartlandmun@swartland.org.za>; 'bellamydavid@hotmail.com' <bellamydavid@hotmail.com>; 'paul.bowen@uct.ac.za' <paul.bowen@uct.ac.za>; 'paul@dottdigital.co.za' <paul@dottdigital.co.za>; 'bradley.dale@rocketmail.com' <bradley.dale@rocketmail.com>; 'peter@beaumonthouse.co.za' <peter@beaumonthouse.co.za>; 'lisa@withlovecreative.co.za'

2

<lisa@withlovecreative.co.za>; 'jacoduplooy7007@gmail.com' <jacoduplooy7007@gmail.com>; 'q@qstudio.co.za' <q@qstudio.co.za>; 'anikadt@gmail.com' <anikadt@gmail.com>; 'eksteen.karin@gmail.com' <eksteen.karin@gmail.com>; 'fahmygalant@hotmail.com' <fahmygalant@hotmail.com>; 'addy52@yahoo.com' <addy52@yahoo.com>; 'mariette.gregor@gmail.com' <mariette.gregor@gmail.com>; 'hellmann@mweb.co.za' <hellmann@mweb.co.za>; 'renatej2012@gmail.com' <renatej2012@gmail.com>; 'beansaboutcoffee@gmail.com' <beansaboutcoffee@gmail.com>; 'jennifer@midpoint.co.za' <jennifer@midpoint.co.za>; 'jenniferm2k@hotmail.com' <jenniferm2k@hotmail.com>; 'ruankirstein@gmail.com' <ruankirstein@gmail.com>; 'mare.louisa6@gmail.com' <mare.louisa6@gmail.com>; 'ranielkoegelenberg63@gmail.com' <ranielkoegelenberg63@gmail.com>; 'nevillelang@gmail.com' <nevillelang@gmail.com>; 'kobielegrange@gmail.com' <kobielegrange@gmail.com>; 'sean.cleary@gmail.com' <sean.cleary@gmail.com>; 'jlstudio@mweb.co.za' <jlstudio@mweb.co.za>; 'lise@publicity.co.za' <lise@publicity.co.za>; 'capegypsy@hotmail.com' <capegypsy@hotmail.com>; 'lynnemcn8@gmail.com' <lynnemcn8@gmail.com>; 'michael@here-be-dragons.co.za' <michael@here-be-dragons.co.za>; 'garthmeyersii@gmail.com' <garthmeyersii@gmail.com>; 'gavin.michie007@gmail.com' <gavin.michie007@gmail.com>; 'chris@mlfwines.com' <chris@mlfwines.com>; 'lizel@ancientspirit.co.za' <lizel@ancientspirit.co.za>; 'fanpot@telkomsa.ne' <fanpot@telkomsa.ne>; 'william@phd.co.za' <william@phd.co.za>; 'mistletoeschoeman@gmail.com' <mistletoeschoeman@gmail.com>; 'judysturrock@gmail.com' <judysturrock@gmail.com>; 'arno@route2fruit.co.za' <arno@route2fruit.co.za>; 'samantha@vinevenom.com' <samantha@vinevenom.com>; 'harold.schreiber@gmail.com' <harold.schreiber@gmail.com>; 'Jade23scott@gmail.com' <Jade23scott@gmail.com>; 'bill.mare@wcaccess.co.za' <bill.mare@wcaccess.co.za>; 'seidel@absamail.co.za' <seidel@absamail.co.za>; 'ilseschutten@yahoo.com' <ilseschutten@yahoo.com>; 'rsmart@capenature.co.za' <rsmart@capenature.co.za>; 'mike@danovaconsulting.com' <mike@danovaconsulting.com>; 'struik_laura@hotmail.com' <struik_laura@hotmail.com>; 'rodney.tredrea@gmail.com' <rodney.tredrea@gmail.com>; 'bvkampen@live.nl' <bvkampen@live.nl>; 'andre@andrevanvuuren.co.za' <andre@andrevanvuuren.co.za>; 'marius@okin.co.za' <marius@okin.co.za>; 'andre2venter@gmail.com' <andre2venter@gmail.com>; 'tvnewscamera@yahoo.com' <tvnewscamera@yahoo.com>; 'bayleaf@telkomsa.net' <bayleaf@telkomsa.net>; 'ansie@hetvlockcasteel.co.za' <ansie@hetvlockcasteel.co.za>; 'tvnewscamera@yahoo.com' <tvnewscamera@yahoo.com>; 'wright@wcaccess.co.za' <wright@wcaccess.co.za>; 'neil@moirassoc.co.za' <neil@moirassoc.co.za>; 'solveighsmit@gmail.com' <solveighsmit@gmail.com>; 'info@hetvlockcasteel.co.za' <info@hetvlockcasteel.co.za>; 'kim.classen@gmail.com' <kim.classen@gmail.com>; 'gailandmike@ohwhatfun.co.za' <gailandmike@ohwhatfun.co.za>; 'abrie.bruwer@siemens.com' <abrie.bruwer@siemens.com>; 'danie@kasteelmotors.co.za' <danie@kasteelmotors.co.za>
Subject: Notice of In-Process Public Participation 4 | Erf 878 Riebeek Kasteel

Dear Registered Interested and Affected Party,

Re. Notice of commenting opportunity on the In-Process Draft Basic Assessment Report for the proposed mixed-use development on the subject property.
DEA&DP Ref No. 16/3/3/1/F5/20/2001/25

Kindly see attached notice of your opportunity to comment on the **In-Process Draft Basic Assessment Report**. Please note that Lornay Environmental Consulting represented by Michelle Naylor, has been appointed as the new Environmental Assessment Practitioner (EAP) for the project and Mr Charel Bruwer is no longer the primary EAP on the project. Please note that all Registered I&AP's previously identified and all comments previously recorded by Mr Bruwer are included in this report and its appendices. Please also note that a revised layout alternative has been assessed in this revised report. Alternative 3 is the current preferred alternative and replaces the previous 2 layout alternatives assessed. The Alternative 3 amongst others, sees the complete removal of the service and fuel station, removal of the wedding chapel and a reduction in overall density of the development as guided by the specialist team.

Refer to the information attached for direction on how to submit comment on the project.

3

Please note that this round of Public Participation closes at the end of day on the **11 April 2025.**

Feel free to contact me, should you have any queries.

Kind regards,

LORNAY
ENVIRONMENTAL CONSULTING
Michelle Naylor
M.Sc.; Pr.Sci.Nat. 400327/13., EAPASA. 2019/698, Cand. APHP., IAIAsa
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.

michelle@lornay.co.za

From:	michelle@lornay.co.za
Sent:	Wednesday, 16 April 2025 11:47
To:	'dkotze@wcdm.co.za'; 'swartlandmun@swartland.org.za'; 'Brandon Layman'; Cor Van der Walt; 'Fadwa.Mohammed@westerncape.gov.za'; 'Saliem.Haider@westerncape.gov.za'; 'Stephanie.Barnardt@westerncape.gov.za'; 'Marlene.Laros@westerncape.gov.za'; 'iadams@capenature.co.za'; Rhett Smart
Cc:	'ubk2@swartland.org.za'; 'Arabel McClelland'
Subject:	RE: Notice of In-Process Public Participation | Erf 878 Riebeek Kasteel
Attachments:	Notice of PPP 4 Organs of State 1203025 end 140425.pdf
Importance:	High

Dear All, the email below refers – please note that the public participation on the matter closed on the 14 April.
We have not received Comment from your Directorate or Department – please forward as soon as possible to ensure that it is captured in the process.

Kind regards

LORNAY
ENVIRONMENTAL CONSULTING
Michelle Naylor
M.Sc.; Pr.Sci.Nat. 400327/13., EAPASA. 2019/698, Cand. APHP., IAIAsa
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: michelle@lornay.co.za <michelle@lornay.co.za>
Sent: Wednesday, 12 March 2025 09:59
To: 'Rondine.Isaacs@westerncape.gov.za' <Rondine.Isaacs@westerncape.gov.za>; 'taryn.dreyer@westerncape.gov.za' <taryn.dreyer@westerncape.gov.za>; 'dkotze@wcdm.co.za' <dkotze@wcdm.co.za>; 'swartlandmun@swartland.org.za' <swartlandmun@swartland.org.za>; 'Brandon Layman' <Brandon.Layman@westerncape.gov.za>; Cor Van der Walt <Cor.VanderWalt@westerncape.gov.za>; 'Fadwa.Mohammed@westerncape.gov.za' <Fadwa.Mohammed@westerncape.gov.za>; 'Dreyer Warren' <DreyerW@dws.gov.za>; 'danielsd@dws.gov.za' <danielsd@dws.gov.za>; 'Ndobeni Nelisa (BVL)' <NdobeniN2@dws.gov.za>; 'Saliem.Haider@westerncape.gov.za'

<Saliem.Haider@westerncape.gov.za>; 'Stephanie.Barnardt@westerncape.gov.za' <Stephanie.Barnardt@westerncape.gov.za>; 'Marlene.Laros@westerncape.gov.za' <Marlene.Laros@westerncape.gov.za>; 'iadams@capenature.co.za' <iadams@capenature.co.za>; 'catherine.bill@westerncape.gov.za' <catherine.bill@westerncape.gov.za>
Cc: 'ubk2@swartland.org.za' <ubk2@swartland.org.za>; DEADP EIA Admin <DEADPEIAadmin@westerncape.gov.za>
Subject: Notice of In-Process Public Participation | Erf 878 Riebeek Kasteel

Dear Organ of State,

Re. Notice of commenting opportunity on the In-Process Draft Basic Assessment Report for the proposed mixed-use development on the subject property.
DEA&DP Ref No. 16/3/3/1/F5/20/2001/25

DEADP – Rondine Issaacs / Taryn Dreyer
West Coast District Municpality
Swartland Municipality
DOA
Cape Nature
DEADP Pollution and Chemicals Mgmt
DWS
Ward 12
DEADP Waste Mgmt
DEADP Biodiversity Mgmt
Heritage Western Cape

Kindly see attached notice of your opportunity to comment on the In-Process Draft Basic Assessment Report. Please note that Lornay Environmental Consulting represented by Michelle Naylor, has been appointed as the new Environmental Assessment Practitioner (EAP) for the project and Mr Charel Bruwer is no longer the primary EAP on the project. Please note that all Registered I&AP's previously identified and all comments previously recorded by Mr Bruwer are included in this report and its appendices. Please also note that a revised layout alternative has been assessed in this revised report. Alternative 3 is the current preferred alternative and replaces the previous 2 layout alternative assessed. The Alternative 3 amongst other, sees the complete removal of the service and fuel station, removal of the wedding chapel and a reduction in overall density of the development as guided by the specialist team.

Refer to the information attached for direction on how to submit comment on the project.

Please note that this round of Public Participation closes at the end of day on the 14 April 2025.

Feel free to contact me, should you have any queries.

Kind regards,

LORNAY
ENVIRONMENTAL CONSULTING
Michelle Naylor
M.Sc.; Pr.Sci.Nat. 400327/13., EAPASA. 2019/698, Cand. APHP., IAIAsa
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.

3.5. Noticeboards

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


LORNAY
ENVIRONMENTAL CONSULTING
NOTICE OF PUBLIC PARTICIPATION FOR BASIC ENVIRONMENTAL IMPACT ASSESSMENT IN TERMS OF NEMA
HOW TO PARTICIPATE: Please register or submit your comment via the following details:
Lornay Environmental Consulting
IMPORTANT NOTICE: In accordance with the Protection of Personal Information Act (POPI Act, 2020), by registering and commenting as an I&AP your name and comments will be made public.
EnviroAfrica





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

A Register was opened during the previous rounds of public participation, to list all I&APs which wished to be registered as such. The Register has been updated and is include below: updated after public participation 4.

A Comments and Response report was also opened at the onset of the public participation, and the comments are included below:

COMMENTS AND RESPONSE REPORT

PROJECT: ERF 878 Riebeek Kasteel

DRAFT BAR / PRE-APPLICATION
PUBLIC PARTICIPATION 4
12 March 2025 to 11 April 2025

NAME:	COMMENT:	RESPONSE:	DATE & REF:
Catherine Stuart	**Email dated 12 March 2025** Subject: ERF 878 Riebeek Kasteel Hi Michelle Please could you send me the pre-assessment report for Erf 878 in Riebeek Kasteel? Thank you Catherine	Sent via email	Date: 12/03/25
Michael (Here Be Dragons)	**Email dated 12 March 2025** **Subject:** RE: Notice of In-Process Public Participation 4 | Erf 878 Riebeek Kasteel Good Afternoon, Please email me a copy of the full report Kind Regards Michael	Sent via email	Date: 12/03/25
Rob McQueen	**Email dated 12 March 2025** **Subject: RE: Notice of In-Process Public Participation 4 | Erf 878 Riebeek Kasteel**	Sent via email	Date: 12/03/25

	Hello Michelle, Your notice below did not include your report. Is it elsewhere or did my PC miss it somehow? In any event could you please send it separately to my address: robmcqueen@lantic.net. Many thanks, Rob McQueen (14 Main Street, Riebeek Kasteel)		
William Pulles Riebeek Valley Ratepayers Association (RVRA)	**Email dated 13 March 2025** **Objection to Heritage Impact Assessment** **Not included herein.**		
Rondine Isaacs (DEADP)	**Email dated 18 March 2025** **ACKNOWLEDGEMENT OF RECEIPT OF THE REVISED APPLICATION FORM FOR BASIC ASSESSMENT IN TERMS OF THE ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014 (AS AMENDED) AND THE DRAFT BASIC ASSESSMENT REPORT ("BAR") FOR THE PROPOSED ESTABLISHMENT OF A MIXED-USE DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON ERF NO. 878, RIEBEEK KASTEEL.** **1.** The revised application form as received by this Department via electronic mail correspondence on 17 February 2025, and the draft BAR received by this Department via electronic mail correspondence on 12 March 2025, respectively, refer. **2.** This letter serves as an acknowledgement of receipt of the aforementioned documents by this Department. This Directorate will provide comment on the draft BAR within the 30-day commenting period, which commenced on 12 March 2025, and will advise you accordingly. **3.** Following a review of the information submitted to this Department, the following is noted: 3.1. The proposed development entails the establishment of a mixed-use development and associated infrastructure on Erf No. 878, Riebeek Kasteel.	Noted – no further action required	Date: 18/03/35

	3.2. The proposed development will comprise of the following: • 54 low density Single Residential 1 erven; • 47 General Residential Zone 2 erven (town housing); • 1 General Residential Zone 3 erf (flats); • 1 Community Zone 3 erf (institution); • 2 Business Zone 1 erven (general business); • 8 Open Space Zone 2 erven (Private Open Space); • 3 Transport Zone 2 erven (roads); and • Associated infrastructure. The associated services infrastructure related to the proposed development consist of internal roads, retail shop and flats, public parks and storm water drainage systems, sewage reticulation, potable water supply, waste removal and power supply from existing municipal systems with available capacity supplied by Swartland Municipality. 3.3. A seasonal fountain is located on the site. 3.4. The site is zoned Agriculture 1 and the site was used for agriculture after 01 April 1998. 3.5. The proposed site is located inside the urban edge, but outside an urban area. 3.6. Access will be obtained from Church Road via an unsignalized full intersection approximately 690m north of the R46/Church Road intersection. A left-in-only access will be established off Church Road approximately 100m south of the Church Road/Main Street intersection, which will serve the commercial component. **4.** <u>Applicable Listed Activities:</u> 4.1. After considering the information provided in the application form, the Department concurs that the proposed development constitutes the following listed activities as defined in terms of the EIA Regulations, 2014, (as amended), namely: 4.1.1. Activities 12, 19, 27 and 28 of Listing Notice 1 of the EIA Regulations, 2014 (as amended).		

	4.1.2. Activity 12 of Listing Notice 3 of the EIA Regulations, 2014 (as amended). 4.2. A Basic Assessment process must be followed in order to apply for Environmental Authorisation. Only those activities applied for shall be considered for authorisation. The onus is on the applicant to ensure that all the applicable listed activities are applied for and assessed as part of the Basic Assessment process. **5.** <u>Appointment of Environmental Assessment Practitioner ("EAP"):</u> 5.1. It is noted Ms. Michelle Naylor of Lornay Environmental Consulting (Pty) Ltd., has been appointed as the registered EAP to conduct the EIA process. 5.2. In terms of Regulation 14 (1)(a) of the S24H Registration Authority Regulations, 2016 (as amended), a registered EAP registered with a registration authority, may hold the primary responsibility for the planning, management, coordination, or review of EIAs and associated Environmental Management Programmes ("EMPrs"). 5.3. Since Ms Michelle Naylor is a registered EAP, she may continue with the application;. **6.** Screening Tool, Protocols and Specialist Assessments: 6.1. This Directorate notes that a Screening Report (dated 10 February 2025) and confirmation of the relevant specialist studies to be conducted have been provided. A Site Sensitivity Verification Report ("SSVR") dated February 2025 has been provided by the EAP. 6.2. The following specialist assessments were identified in the Screening Report (dated 10 February 2025): 6.2.1. Landscape/Visual Impact Assessment 6.2.2. An Archaeological and Cultural Heritage Impact Assessment; 6.2.3. A Palaeontological Impact Assessment; 6.2.4. A Terrestrial Biodiversity Impact Assessment; 6.2.5. An Aquatic Biodiversity Impact Assessment; 6.2.6. A Socio-Economic Impact Assessment; 6.2.7. A Plant Species Assessment; and		

	6.2.8. An Animal Species Impact Assessment. 6.3. Confirmation of the relevant specialist studies and a motivation as to why the identified specialist studies will not be conducted, have been included in the application form. This Directorate notes and acknowledges the motivations provided for the specialist studies that will and will not be conducted. This was previously confirmed as part of the Directorate's comment on the Notice of Intent Form (Reference No.: 16/3/3/6/7/1/F5/20/2011/24). As per the Directorate's previous comments on the Notice of Intent form, the following specialist assessments have been undertaken: 6.3.1. A Botanical Compliance Statement by Peet Botes Botanical Surveys; 6.3.2. An Agricultural Compliance Statement by Mr. Johann Lanz; 6.3.3. An Aquatic Impact Assessment by Ms. Kim van Zyl of Delta Ecology; 6.3.4. A Heritage Impact Assessment by Ms Bridget O'Donoghue with specialist visual input by Bruce Eitzen of New World Associates and specialist archaeological input by Jonathan Kaplan of ACRM; and 6.3.5. A Geotechnical Report by R.A Bradshaw & Associates Consulting Engineering Geologists. 6.4. You are further advised that should any of the commenting authorities request any of the specialist studies identified in the Screening Tool and/or additional specialist studies, these will need to be undertaken. **7.** Exemptions: The Department notes that you do not intend to apply for exemption from any of the requirements of the Public Participation Process as stipulated by Regulation 41, from any other provisions contained in the EIA Regulations, 2014 (as amended) or the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA"). Please note that should you fail to meet a requirement of		

	the EIA Regulations, 2014 (as amended) or the NEMA and if no exemption from that provision was applied for, your application for environmental authorisation may be refused. **8.** Heritage Impacts: 8.1. The Directorate further notes that a Heritage Impact Assessment, which includes a Visual Impact Assessment and specialist archaeological input, has been conducted. 8.2. Please ensure that a final comment is obtained from Heritage Western Cape and included in the final BAR. **9.** National Water Act, 1998 requirements: 9.1. According to page 23 of the Application Form, "*A man-made drainage division and fountain are located on the site*". 9.2. Please ensure that comments are obtained from the Department of Water and Sanitation. **10.** Alternatives: 10.1. Be advised that in terms of the EIA Regulations, 2014 (as amended) and the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") the investigation of alternatives is mandatory. All alternatives identified must therefore be investigated to determine if they are feasible and reasonable. In this regard it must be noted that the Department may grant authorisation for an alternative as if it has been applied for or may grant authorisation in respect of all or part of the activity applied for as specified in Regulation 20 of the EIA Regulations, 2014 (as amended). Alternatives are not limited to activity alternatives, but include layout alternatives, design, activity, operational and technology alternatives. 10.2. You are hereby reminded that it is mandatory to investigate and assess the option of not proceeding with the proposed activity (i.e., the "no-go" option) in addition to other alternatives identified. Every EIA process must therefore identify and investigate alternatives, with feasible and reasonable alternatives to be comparatively assessed. 10.3. If, however, after having identified and investigated	8.2. Comment from heritage Western Cape is pending 9.2. Comment from DWS received and included in the proof of ppp document	

	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 that the investigation was undertaken and motivation indicating that no reasonable or feasible alternatives other than the preferred option and the 'no-go' option exist **11.** Public Participation: 11.1. This Directorate notes that the Public Participation Process will be undertaken in accordance with the requirements of Regulation 41(2) of the EIA Regulations, 2014 (as amended). 11.2. Consultation with State Departments/Organs of State: In terms of Section 24O of the NEMA the competent authority must consult with every State Department that administers a law relating to a matter affecting the environment when the competent authority considers an application for an environmental authorisation. 11.3. A draft BAR has been circulated to interested and affected parties ("I&APs") and relevant State Departments and all comments will be recorded and addressed in an updated Comments and Responses Report. 11.4. You may continue with the Public Participation Process in accordance with the proposal as stipulated in your application form. 11.5. is Department herewith provides the following comments: 11.5.1. You are referred to Appendix 1 of the EIA Regulations, 2014 (as amended) for the requirements with respect to the 'Content of basic assessment reports'. Please be reminded that the Public Participation Process must fulfil the requirements outlined in Chapter 6 of the EIA Regulations, 2014 (as amended), and must	11.5.1 Noted 11.5.2. Noted	

	consider any applicable guidelines published in terms of Section 24J of the NEMA, this Department's Circular EADP 0028/2014 on the "One Environmental Management System" and the EIA Regulations, 2014 (as amended), as well as any other guidance provided by this Department. 11.5.2. Your attention is drawn to Circular 0027 of 2021 regarding the electronic administration of EIA applications. The Directorate: Development Management (Region 1 and 2) will continue with the electronic submission of correspondence and has for this reason established a dedicated e-mail address for the submission of all correspondence to the Directorates. For the Cape Town office, the e-mail address is DEADPEIAAdmin@westerncape.gov.za. 11.5.3. E-mail notification to I&APs is strongly supported. However, other means of notification for those I&APs will be required where no e-mail addresses are available, or where the likelihood of success of this electronic correspondence is expected to be low. 11.5.4. The Directorate may require that a hard copy of the reports also be submitted to the Department but will advise you accordingly. Where I&APs are unable to access electronic copies of the BAR, a hard copy of the BAR must be made available. Alternatively, the EAP will be required to engage with I&APs, with respect to alternative methods of accessing electronic copies of the BAR. 11.5.5. In terms of good environmental practice, you are encouraged to engage with State Departments and other Organs of State early in the EIA process to solicit their inputs on any of their requirements to be addressed in the EIA process. Please note that this does not replace the requirement of making the BAR available to State Departments as stipulated above.	11.5.3. Noted 11.5.4. Noted	

	12. EMPr 12.1 In accordance with Section 24N of NEMA and Regulation 19 the Department hereby requires the submission of an EMPr. 12.2. The contents of such an EMPr must meet the requirements outlined in Section 24N of the NEMA (as amended) and Appendix 4 of the EIA Regulations, 2014 (as amended). The EMPr must address the potential environmental impacts of the activity throughout the project life cycle including an assessment of the effectiveness of monitoring and management arrangements after implementation (auditing). The EMPr must be submitted together with the BAR. 12.3. The Department would like to advise that in compiling the EMPr the Department's Guideline for Environmental Management Plans (June 2005), available on the Department's website must be considered. 13. Need and Desirability: In terms of the EIA Regulations, 2014 (as amended), when considering an application, the Department must consider a number of specific considerations including, inter alia, the need for and desirability of any proposed development. As such, the need for and desirability of the proposed activity must be considered and reported on in the BAR. The BAR must reflect how the strategic context of the site in relation to the broader surrounding area, has been considered in addressing need and desirability. 14. In addition to the above, you must clearly show how the proposed development complies with the principles contained in Section 2 of the NEMA and must also show how the proposed development meets the requirements of sustainable development. 15. Social and Gender Considerations: You are reminded that the social context of the proposed development must always be considered. This includes the impact that the development proposal may have on the prevalence of HIV/AIDS, sexually transmitted infections and Tuberculosis, as well as equity and gender related concerns.		

	16. Climate Change: 16.1 The BAR must report on the potential impacts on climate change. 16.2 One of the objectives of the Western Cape Provincial Spatial Development Framework published by this Department is to minimise the consumption of scarce environmental resources such as water, fuel, building materials, mineral resources, electricity, and land. To this effect and as part of the efforts to reduce the effects of climate change, you must, as part of the EIA process, identify energy efficient technologies that could be implemented for the proposed development. 17. In accordance with Regulation 19(1) of the EIA Regulations, 2014 (as amended), the final BAR must be submitted within 90 days of receipt of the application by the Department, (i.e., calculated from 13 January 2025). 17.1 If, however, significant changes have been made or significant new information has been added to the BAR, the applicant/EAP must notify the Department that an additional 50 days (i.e., 140 days from receipt of the application) would be required for the submission of the BAR. The additional 50 days must include a minimum 30-day commenting period to allow registered I&APs to comment on the revised report/additional information. 17.2 Further note, in terms of Regulation 45 of the EIA Regulations, 2014 (as amended), an application in terms of the EIA Regulations, 2014 (as amended) lapses and the competent authority will deem the application as having lapsed, if the applicant fails to meet any of the timeframes prescribed in terms of these Regulations, unless extension has been granted in terms of Regulation 3(7). 18. Kindly quote the abovementioned reference number in any future correspondence in respect of the application. 19. It is prohibited in terms of Section 24F of the NEMA for a person to commence with a listed activity unless the competent authority has granted an environmental authorisation for the undertaking of the activity. A person convicted of an offence in		

	terms of the above is liable for a fine not exceeding R10 million or to imprisonment for a period not exceeding 10 years, or to both such fine and imprisonment. The Directorate reserves the right to revise or withdraw comments or request further information based on any information received.		
Alwyn Burger (Swartland Municipality)	**Email dated 28 March 2025** **Subject: BAR for mixed use development on Erf 878, Riebeek Kasteel** Good morning, Michelle Your correspondence received via email on 12 March 2025 regarding the subject refers. Swartland Municipality hereby registers as an I&AP. Swartland Municipality is currently considering a land use application in terms of the Swartland Planning By-law for the proposed development. Final consideration of the application can only be made once a decision has been made on the NEMA: EIA regulations application. Regards	Noted, no further action required	**Date:** 28/03/25 **Time:** 11:25
Alet Van Staden (DEA&DP Waste Management Planning)	**Email dated 04 April 2025** **COMMENTS ON THE PROPOSED REZONING AND SUBDIVISION FOR A MIXED-USE DEVELOPMENT ON ERF 878, RIEBEEK KASTEEL, SWARTLAND MUNICIPALITY, DEA&DP REFERENCE NUMBER 16/3/3/1/F5/20/2001/25.** **1. PURPOSE** To provide comments in terms of the National Environmental Management Act, No. 107 of 1998 (as amended) and associated Environmental Impact Assessment Regulations (as amended), 2014 on in Process Basic Assessment Report submitted to the Sub-Directorate: Waste Management Planning on 14 March 2025.		**Date:** 04/04/25

	2. BACKGROUND Lornay Environmental Consulting (Pty) Ltd was appointed by Silver Solutions 3371 cc (herein after referred to as the applicant), to undertake the Basic Assessment process and associated Environmental Impact Assessment (EIA) process for the proposed rezoning and subdivision for mixed use development on Erf 878, Riebeek Kasteel, Swartland Municipality. This Basic Assessment deals with the proposed establishment of a mixed development of single residential, town houses, a retirement village and frail care, apartments, retail facilities, internal roads and open spaces. 3. DISCUSSION AND RECOMMENDATIONS The Directorate: Waste Management has the following comments with respect to the proposed activity.		
	3.1. The applicant must follow the waste management hierarchy and start with avoidance of the generation of the waste prior to waste minimization. The applicant must ensure that all waste generated during the construction process be separated into the different waste streams for recycling purposes prior to removal by a reputable contractor from the construction site and disposed of at an appropriate licensed landfill facility.	3.1. Noted and provisions included in the EMP	
	3.2. The applicant must ensure that the domestic waste that will be generated during the construction and operational phase is stored in appropriate waste receptacles prior to disposal to prevent breeding of vectors and odours.	3.2. Noted and included in the EMP	
	3.3. Waste storage must comply with the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008) National Norms and Standards for Storage of Waste, 2013, if the storage of general waste exceeds 100m3 or that of hazardous waste exceeds 80m3. The applicant must adhere to all mitigation measures for waste, storage, collection and management during all phases of this development and post development.	3.3. Storage of waste on site will not exceed these thresholds therefore no further action is required	
	3.4. The applicant must note the following regarding reasonable measures that must be taken to follow the waste management hierarchy in terms of managing the waste. Disposal of waste is the	3.4. noted – provision included in the EMP	

	last resort and municipalities across the Western Cape Government have limited landfill airspace. Therefore, consideration must be given to separation of household waste at source, removal of cleared vegetation to a compost facility instead of landfill and the re-use of construction waste for the connecting road that will be serving as the entrance. 3.5. The applicant must keep records of waste management, make it available to the Department of Environmental Affairs and Development Planning upon request and retain such records for a minimum period of five (5) years. 3.6. The National Waste Information Regulations must be adhered to in terms of any hazardous waste generated on site. The applicant must apply for registration as a "Hazardous Waste Generator" with the Integrated Pollutant and Waste Information System (IPWIS), should the need for Hazardous Waste Disposal arise. This application should be completed online on the IPWIS (http://ipwis.pgwc.gov.za/ipwis3/public/login) , in accordance with the provisions of the National Environmental Management: Waste Act (59/2008): National Waste Information Regulations, 2013. The application can be completed within 30 days of commencement of the waste activity. 3.7. Regular maintenance of access roads and low speed limits must be undertaken to minimize dust pollution during the constructional an operational phase. 3.8. Emergency incidents that fall within the definition of Section 30(1)(a) of the National Environment Management Act (NEMA), Act 107 of 1998, must be dealt with as the section requires and the responsible person must ensure containment and notify Ms. Amina Sulaiman from the DEA&DP: Pollution and Chemicals Management on 021 483 2571 or Amina.Sulaiman@westerncape.gov.za The Department reserves the right to revise initial comments and	3.5. Waste Management during the construction phase will be the responsibility of the contractor and waste manifest will be generated and retained in line with their own company policies. Operational waste on site will be in the form of general house hold. Private disposers should retain the relevant waste manifests. 3.6. Noted – part of operational policies as applicable. 3.7. Noted 3.8. Noted	

	request further information based on the information received. Please contact the Directorate: Waste Management should you have any enquiries regarding these comments		
Chris Wright	**Email dated 06 April 2025** **Subject:** ERF 878 Riebeek Kasteel **Michelle Naylor** **Lornay Environmental Consulting.** **DEADP reference:16/3/3/1/F5/20/2001/25.** **ERF 878 Riebeek Kasteel** **Dear Ms Naylor** **Following your notification that the revised development proposals on Erf 878 were open for public comment until April 14th I wrote as follows to various people I know in the area:** I am Chris Wright. a resident of Riebeek Kasteel for the last 25 years or so. I am writing since the public has been asked to comment on proposals for a development, which, if it goes ahead could have a profound effect on the Riebeek Valley. This is ERF878. For those who are not sure where this is - it is the large field on the right of the R311 entering Riebeek Kasteel from the Malmesbury direction. The Barn restaurant takes a chunk out of it by the road. It has in the last few years been home to a number of springbok. Possible development of this land has been circulating for some years. Given the position of this land this is not surprising. Additionally during the last few years there have been several proposals for the development of housing estates in both Riebeek West and Riebeek Kasteel which have not been a success. Indeed in a number of cases the scheme has fallen through and nothing has happened. In others odd houses have appeared in an otherwise empty terrain sometimes over 20 years or so. It is surprising that there is anyone willing to invest in a project such as that currently proposed for ERF878 given the, by and large, disastrous recent history of such ventures in the Riebeek	Comment noted	Date: 06/04/25 Time: 11:22

	Valley. The current proposal (alternative 3) is preferable to earlier proposals but it is no more than a watered down version of what has been proposed before. In particular the wedding venue/chapel and the car re-refuelling garage/showroom have disappeared and the density of housing has been modified. But it is still a huge development with over 100 dwellings (and 100 dwellings mean at least 100 garages together with attendant cars) and a shopping mall. The design is unoriginal and uninspiring - urban suburbia. Given the size it will not enhance Riebeek Kasteel and it will drastically alter the character of the town. And the development, even if successful is likely to take years to complete during which time ERF878 will be a building site. 5 phases are planned. So what sort of development might work? Probably the most successful development in Riebeek Kasteel is the area opposite the Royal Hotel which was an open space before 2007. This development is centred on Short Street. Buildings in Short Street have modern facilities but look old and fit in and enhance the environment. Described as a famous attraction by some travel guides visitors are drawn to Short Street attracted by the shops, quirky atmosphere and ambiance. They are then surprised to discover that the buildings are not old. They are even more surprised to find that apart from a wine bar, gin distillery, cafés and galleries there are three manufacturers in the street who make items from natural sustainable materials. All three sell products over wide area as well as from their premises. The companies make products which include African essential oils & natural, botanical products for body & home; hand crafted ethical fashion; hand crafted leather products. So there's a possibility for erf 878 - Short Street on a larger scale adapted for residential dwellings as well as business premises. Another possibility is to augment a facility that is in short supply locally. The obvious area to look at is health but there must be others. I have just completed a book which is a history of the Riebeek Valley. I conclude by saying ":In spite of continuing development the Riebeek		

	Valley still has a country feel and much of the surrounding scenery is breath taking. But it is a fine balance. How much longer will this be so?" Not long if this development goes ahead as outlined. Following my circulating this letter I received a number of comments which are summarised below. No comments were received which praised the new development proposals. + I agree fully with the trend of your discussion. As you so well point out the main point of all arguments for and against the development of this pristine site is the retaining of the character of Riebeek Kasteel. + While one cannot stop progress it is important that “progress’? fits in. The lower one third of the area is a wetland and should never see houses built on it. It is my contention that this wetland could be profitably preserved by the establishment a BOTANICAL GARDEN, along the lines of Kirstenbosch Gardens in Cape Town. A tourist Centre and small coffee bar/refreshment facilities would be most welcome to tourists enjoying this unique area. + The remainder of the site could be devoted to well laid out and sympathetic housing in the character of this town.. There is absolutely no reason for the provision of any commercial property: these are well provided for in the current town area. +I am sure there are many other approaches to this site but the destroying of another wetland is criminal. +Thank you and well done. I so hope that many people will react to your excellent letter. +I wonder if the Smuts women will ever agree to something like a botanical garden and a gentle sprinkling of typical “old” houses. I guess the more plots you can sell the more money you will make. It would be a nice tribute to their father, who apparently, was a force to be reckoned with. Dream on…. Thank goodness the petrol station has		

	been scrapped. +Please do not hesitate to get in touch if you have any queries or require further information. Yours sincerely,		
Nicky Koegelenberg	**Email dated 06 April 2025** **Insake erf 878 Riebeek Kasteel** My teenkanting teen die ontwikkeling op Erf 878 no 16/3/3/6/7/1/F5/20/2011 is die volgende. Ek het gekies om in 2014 n besigheid in Riebeek Kasteel te begin omdat dit n klein karakter dorpie is, en ek is al sederd 1988 in die Vallei woon. My besigheid is steeds klein en ek lewer n diens aan die persone wat hier woon. Die dorpie is maar klein en ek maak n bestaan wat darem genoeg is om van te lee fen my 20 personeel ook te laat leef met hul gesinne. Met die koms van n nuwe besigheids ontwikkeling gaan ek van my staff moet laat gaan in die daar n nuwe groot groeps winkel daar ontwikkel word. Daar is tans reeds winkels wat reeds leeg staan, die besig hede wissel ook baie van eienaars, omrede hier in Riebeek Kasteel nie baie koopkrag is nie. Persone wat in Riebeek Vallei woon maar in die stad of omliggende dorpe woon doen gedurende hulle middagetes hul inkopies en dit veroorsaak dat ons baie swak omsette het en besighede van eienaars verander. Die nougesette verhouding met inwoners sal ook nie meer die selfde wees nie. Daar is nie n groot genoeg voet print vir nog besighede in Kasteel nie en sal baie van die bestaande besighede hul deure moet sluit wat weer n groot druk op ons gemeenskap sal plaas. Daar is al reeds n paar besighede wat hul deure moes sluit omrede die druk van die huidige stand van ons ekonomie. Ek keur dus die ontwikkeling van nuwe besighede ten sterkste af , vir die doel van voortbestaan vir die wat alreeds hier is en reeds sukkel	Noted	Date: 06/04/25 Time: 18:18

	om kop bo water te hou. Die ander groot problem is die klomp natuurlike waterbronne wat besoedel sal word n nuwe kompleks ontwikkeling. Groete Nicky		
William Pulles (Riebeek Valley Ratepayers Association)	**Email dated 06 April 2025** This comment was in response to the HIA **OBJECTION TO REVIEW OF RVRA COMMENTS ON HERITAGE IMPACT ASSESSMENT** Our first ever face to face meeting on Thursday afternoon (3 March 2025), ended with a positive commitment based on the following: 1. We would submit a very simplified response to the BAR that is presently before us and which includes, amongst other specialist studies, the HIA and all the supporting studies associated with the HIA. This response will be submitted by the agreed deadline of 14 April, but it was agreed that our response would be simplified and more aligned with stating important issues and principles and would not be a detailed and thorough review of every issue raised in the BAR. The reason for this approach is captured in point 2 below. 2.We agreed that we would collectively engage in a series of workshops and focus groups AFTER the 14th April, where we would engage on the main issues that we will be raising in our letter, with the aim of finding mutually agreed solutions to the issues. It was agreed that we would not be seeking a complete redesign of the current site layout but that we will be proposing changes and that the developer needs to be amenable to this. Without this commitment to make changes, we do not have a mutually agreed process and we would simply become a rubber stamp. In giving effect to point 2, there must be a mutually agreed respect and acceptance of the professional integrity of all parties involved in the process, as without this, there is no prospect of success. It was therefore with great dismay that I read the comments that you	1. Agreed 2. Noted – dates to be determined	Date: 06/04/25

	submitted in response to our submission on the HIA, as it completely violates the need for mutual respect. I do acknowledge that I received this response to our HIA comments on 2 April – a day prior to our face-to-face meeting and I did not have the opportunity to go through it till Friday morning. Having now read your document and being cognisant that this has also been submitted to HWC, I wish to place on record, my strongest possible objection to the timing (one day before our meeting) tone and content of the review that you undertook of our comments on the HIA (and the preBAR from last year). You continuously and repeatedly question the ability of the RVRA to make properly motivated comments and you repeatedly question the motives of the RVRA with respect to its comments. You also make false statements regarding what actually happened, for example, the HIA document that we obtained on 14 January from your consultant Charel Bruwer was NOT COMPLETE in any sense whatsoever, as none of the detailed appendices that support the report were added. These were only received many weeks later, after repeated requests and the need to request the intervention of HWC to force you to submit these to us. All the responses to every one of our well-considered and valid objections, contain comments such as those shown below (this is only a small sample of your derogatory comments). *1a It is evident from these arguments that the objection is clearly and without doubt a subjective objection from the RVRA with the sole objective to discredit the application*. *1b In this point of objection is again proven that the RVRA are biased towards this study*.... *1c This point of objection appears to be another obvious intentional misinterpretation of the SDF*. *1d This questions the quality of the content of the objections of the*		

	RVRA. *1e It is clearly evident that the RVRA interprets the SDF incorrectly to support their own subjective views to put the application in a bad light. 2a The RVRA objectors interprets the SDF one-sidedly and clearly appears to lack the understanding of the function and working of a town consisting of several functions, uses and socio-economic income groups of a supporting holistic community. The nature of the RVRA is concerning.* At almost every opportunity, the developer's consultants adopt the viewpoint that their opinion or position is "the gospel" and that every point raised by the RVRA is either irrelevant, biased or intentionally aiming to discredit the development. I most strongly reject the HIA review document provided to us on 2 April in its entirety and insist that if the developer and his consultants wish to engage in meaningful public participation and the actions going forward as highlighted in point 2 above, they should adopt the simple professional courtesy of treating the RVRA and its specialists with respect, instead of finding every possible opportunity to insult us. The collective professional expertise and experience of the specialists that contribute towards the RVRA comments represents around 400 years of hard-earned experience by people who are professional environmental practitioners, environmental lawyers, architects, mechanical and civil engineers, town planners, landscape architects, etc. I therefore demand that this review be withdrawn in its entirety, that it be struck from the record and that it be replaced with an objective document that properly and professionally reviews our comments with due respect for the fact that there may be different valid opinions between our views and your views. We have been confronted by hostile consultants since the inception of this project and the public participation process to date is consequentially flawed. It is worth noting that our earlier response to the preBAR submitted last year follows the same disrespectful tone		

	and complete disregard for each and every comment that we have made. At our meeting on Thursday at my offices (held at your request), you clearly vocalized a desire to work with us to find a suitable mutually agreed outcome (see point 2 above). I reiterate our commitment to engage you constructively in this process but we cannot do this if these responses to the preBAR and HIA comments that you received from the RVRA remain on the record and if they are to be taken as illustrative of the attitude that we would encounter in our agreed mutual consultation. I expect an official retraction of this highly unprofessional response to our inputs. I see no point in engaging with your team to try and find a mutually agreeable solution for the proposed development, if these highly derogatory comments are made part of the public record. The same applies to the responses made to our comments on the preBAR which are now included in the record of the PPP report submitted as part of this BAR. Should you not retract these responses, we reserve our rights to use this unprofessional response on your part in future actions to show that the PP process is fatally flawed, as you are following the process in name only and most certainly not in spirit. I urge you to do the right thing and retract these highly unprofessional and insulting documents in order that we can proceed in a spirit of mutual respect, in order to find a mutually agreed solution that will enable the development to proceed.		
Ziyanda Magodla (DWS)	**Email dated 09 April 2025** **DRAFT BASIC ASSESSMENT REPORT FOR THE PROPOSED MIXED-USE DEVELOPMENT ON ERF 878 RIEBEEK KASTEEL, MALMESBURY** Reference is made to the above-mentioned document dated March 2025.	Noted.	09/04/25

	1. According to the report; the proposed development site has hydrological features identified and delineated, including two seep wetlands, both sustained by groundwater emergence from associated springs in the northern portion. Additionally, non-perennial Krom River traverses the northern boundary. In terms of the National Water Act, 1998 (Act No.36 of 1998) (NWA), the above-mentioned features trigger water use activities in terms of Sections 21 (c) "impeding or diverting the flow of water in a watercourse" and (i) "altering the bed, banks, course or characteristics of a watercourse"; Subsequently, a Water Use Authorization application must be made on the following link: http://www.dwa.gov.za/ewulaasprod/. You are advised to follow the water use authorization application process, and this Department will advise further during the pre-application phase thereof. A water use authorization must be obtained before commencement of any water use related activities. 2. All currently submitted studies (geotechnical report, aquatic report, and engineering services report) should be re-submitted during the water use application process and will be fully evaluated thereof. 3.Note that no abstraction, pumping or storage of both surface and groundwater may occur without authorisation from this Department, unless it is Schedule 1 or Existing Lawful use as described in the NWA. 4. The comments issued shall not be construed as exempting the developer from compliance with the provisions of any other applicable Act, Ordinance, Regulation or By-law. 5. All the requirements of the NWA regarding water use and pollution prevention must be adhered to at all times. 6. Please note that this Department reserves the right to amend and/or add to the comments made above in the light of subsequent information received. Please do not hesitate to contact the above office should there be any	A General Authorisation application will be submitted. Noted. Noted. Noted. Noted. Noted.	

	queries.		
Rondine Isaacs (DEADP)	**Letter dated 11 April 2025** **COMMENT ON THE DRAFT BASIC ASSESSMENT REPORT ("BAR") FOR THE PROPOSED ESTABLISHMENT OF A MIXED-USE DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON ERF NO. 878, RIEBEEK KASTEEL.** 1.The abovementioned document as received by this Department via electronic mail correspondence on 12 March 2025, and this Department's acknowledgement of receipt letter dated 18 March 2025, respectively, refer. 2.This Directorate has considered the draft BAR and has the following comments: 2.1 Alternatives: 2.1.1 Three layout alternatives have been assessed in the process to date, being Alternative 1, Alternative 2 and Alternative 3. 2.1.2 The original Alternative 1 (Former A1) included a wedding venue with small steeple church located on the top of the small hill / highest point on the site. The idea was to make this a visual focal point of the development and create a sense of place by planting cypress trees to soften, screen and add a church-like character to the proposed wedding venue. This alternative also included a fuel service station on the northwest section of the site. 2.1.3 However, comments received from Interested and Affected Parties ("I&APs"), found this to be out of character with the present ambiance of Riebeek Kasteel. Both the heritage investigation and visual impact assessment stressed that the proposed wedding venue on top of the property's high point would be in competition with and detract from the existing visual and heritage character of the old church tower that was a heritage and visual focal point in the existing		Date: 11/04/25

	townscape of Riebeek Kasteel. 2.1.4 In response to the comments raised, the wedding venue was removed from the proposal and replaced with single housing. The service station was also removed from the proposal, based on the comments received. 2.1.5 It is understood that Alternative 3 is deemed as the preferred alternative. Alternative 3 excludes the service station located close to Seep 1 and is preferred from an aquatic perspective. The permanent zone of Seep Wetland 1 (an area of 0.13 Ha) will be set aside, along with a 20 m buffer, as private open space. 2.2 Heritage Impacts: 2.2.1 All comments provided by Heritage Western Cape on the findings of the Heritage Impact Assessment, Archaeological Impact Assessment and Visual Impact Assessment must be addressed, prior to the submission of the final BAR. 2.2.2 Please ensure that Heritage Western Cape's final comment is included in the submission of the final BAR. 2.3 Freshwater impacts: 2.3.1 The Aquatic Biodiversity Impact Assessment Report dated March 2025, as compiled by Delta Ecology stated: "*The Krom River section that occurs within the site should be rehabilitated, as per a River Maintenance and Management Plan*." 2.3.2 It is unsure whether routine maintenance works will be undertaken within the Krom River, which would require the compilation of a River Maintenance and Management Plan ("RMMP"). 2.3.3 Should future maintenance works be undertaken within the Krom River, it is advised that a RMMP be compiled by a suitably qualified person and be made available for comment as part of the revised draft BAR. 2.3.4 Further, please ensure comments are obtained from the Department of Water and Sanitation regarding the Aquatic	2.2.1 The HIA and applicable specialist assessment has been submitted to Heritage Western Cape and heard at the HOMS on the 9/04/2025. It was decided that HWC will conduct a site visit and make further comment from there. We await final comment from HWC. 2.2.2 HIA has been submitted to HWC and we await the final comment / recommendations 2.3.1 Noted 2.3.4. DWS Were notified of the commenting opportunity and provided with the Aquatic Biodiversity Impact Assessment report. They have issued their comment accordingly.	

	Biodiversity Impact Assessment Report, since it is noted the loss of Seep Wetland 2, along with the loss of portions of Seep Wetland 1, will be compensated for by rehabilitating the remnant Seep Wetland 1. 2.4 Specialist Studies: 2.4.1 The Aquatic Biodiversity Impact Assessment Report dated March 2025, as compiled by Delta Ecology, is a draft report. 2.4.2 Please ensure the final report is provided in the revised draft BAR, which needs to be circulated for comment to all registered I&APs and the relevant organs of state. 2.4.3 Further, please ensure the Curriculum Vitae of the specialist who compiled the Aquatic Biodiversity Impact Assessment Report is attached to the final Aquatic Biodiversity Impact Assessment Report. 2.5 Environmental Management Programme ("EMPr"): 2.5.1 Page 9 of the EMPr refers to the Department of Environmental Affairs (DEA). Please ensure this is amended to reflect: Department of Forestry, Fisheries and the Environment ("DFFE"). 2.5.2 It is noted not all the recommendations made by the freshwater specialist have been incorporated in the EMPr. 2.5.3 Please ensure all the applicable recommendations are included in the EMPr, where relevant, since the draft BAR indicated all the impact management measures identified by all specialists (Botanical Assessment, Freshwater Impact Assessment, Heritage Impact Assessment, Visual Impact Assessment, and Traffic Impact Assessment) will be included in the EMPr. 2.6 Confirmation of electricity supply:	2.4.1 Aquatic Assessment updated to final 2.5.1 Corrected 2.5.2. Noted. The specialists mitigation measures are all incorporated into the EMP. 2.5.3. All the specialists recommendations have been incorporated in the EMPr. 2.6.1. In process and will be included in final submission 2.6.2. In process and will be included in final	

	2.6.1 Since electricity supply will be supplied by Eskom, you are requested to provide this office with written proof that Eskom has sufficient capacity to provide the necessary service to the proposed development. 2.6.2 Confirmation of the availability of the service from Eskom must be provided together with the BAR. 2.7 General: 2.7.1 Page 153 of the draft BAR and page 32 of the EMPr state "*It is proposed that adequate public transport facilities be provided at the filling station* premises *and adjacent retail premises*." 2.7.2 Since a service station no longer forms part of the proposed development, reference to the filling station must be deleted from the mitigation measures in the BAR and EMPr. 2.8 Public Participation Process: 2.8.2 The newly appointed EAP, Ms. Michelle Naylor of Lornay Environmental Consulting (Pty) Ltd., must ensure that all comments on the draft BAR are adequately addressed prior to the submission of the final BAR. 2.8.3 You are required to submit proof of the Public Participation Process being conducted for the draft BAR circulated as part of the application phase. This will include (but is not limited to): 2.9 Declarations by applicant, EAP and specialists: 2.9.1 The Comments and Responses Report on the pre-application BAR, as compiled by Mr. Charel Bruwer of EnviroAfrica CC, indicates the Directorate's comments were noted and amended accordingly. However, paragraph 2.9.3 of the Directorate's comments has not	submission 2.7.1 Noted 2.7.2. Noted and amended 2.8.2 Noted 2.8.3. Included in the BAR Appendices 2.9.1 refer to App F Proof of PPP report	

	been addressed by the previous Environmental Assessment Practitioner ("EAP"), Mr. Charel Bruwer of EnviroAfrica CC, since the confirmation from Eskom has not been provided. • Proof the draft BAR was made available to registered I&APs; • The date of placement of the site notices; • A Comments and Responses Report, indicating all the comments received from I&APs on the draft BAR and the responses thereto; and • A complete list of registered I&APs. You are hereby reminded to include the signed declarations from the applicant, EAP and specialists in the final BAR. 1. In accordance with Regulation 19(1)(b) of the EIA Regulations, 2014 (as amended), the final BAR must be submitted within 90 days of receipt of the application by the Department, *i.e.*, the final BAR must be submitted on or before **14 April 2025**. 3.1 If, however, significant changes have been made or significant new information has been added to the BAR, the applicant/EAP must notify the Department that an additional 50 days (*i.e.*, 140 days from receipt of the application) would be required for the submission of the BAR. The additional 50 days must include a minimum 30-day commenting period to allow registered I&APs to comment on the revised report/additional information 3.2 Further note, in terms of Regulation 45 of the EIA Regulations, 2014 (as amended), an application in terms of the EIA Regulations, 2014 (as amended) lapses and the competent authority will deem the application as having lapsed, if the applicant fails to meet any of the timeframes prescribed in terms of these Regulations, unless extension has been granted in terms of Regulation 3(7). 1. It is prohibited in terms of Section 24F of the National Environmental Management Act, 1998 (Act No. 107 of 1998) for a person to commence with a listed activity unless the competent authority has granted an environmental authorisation for the undertaking of the activity. A person convicted in terms of this		

	prohibition is liable to a fine not exceeding R10 million or imprisonment for a period not exceeding ten years, or to both such fine and imprisonment. 1. Kindly quote the abovementioned reference number in any future correspondence in respect of this application.		

Renate Jacobs	**Email dated 13 April 2025**
	
	ATT: MICHELLE
	LORNAY ENVIRONMENTAL CONSULTING
	
	RE: DEVELOPMENT OF ERF 878
	
	The DEADP reference is: 16/3/3/1/F5/20/2001/25
	
	My name is Renate Jacobs and I reside in 26 Roos Street in Riebeek Kasteel.
	
	On behalf of all 4 occupants living in 26 Roos Street (Renate Jacobs, Johan Jacobs, Petro Bozek, Franjo Bozek), <u>WE OPPOSE THE DEVELOPMENT OF ERF 878</u>
	
	With the reasons being:
	
	1. DESECRATION OF NATURAL ENVIRONMENT
	  1. this include the flora and the fauna (and in particular the birds of prey);
	2. NOISE POLLUTION
	  1. With congested housing this would include car and house alarms;
	  2. gates opening and closing, cars hooting, added volume of people talking, shouting etc.
	  3. constant noise of earth moving machines as this project will take a long time to complete
		Noted. A terrestrial biodiversity impact assessment was conducted and the vegetation occurring onsite is already in a transformed state.
		
		The proposed development footprint has been reduced from 116 erven under Alternative 3 to 94 erven under the preferred Alternative 4. Impacts such as noise have been incorporated into the environmental assessment, and appropriate	

	4. and of course more dog barking which further deters resident birds of prey. 3. LIGHT POLLUTION 1. addition of extra housing lights, street lights and security flood-lights which all affects the nocturnal creatures and stargazing. 4. TRAFFIC CONGESTION 1. as each household normally has two vehicles, that adds to reduced parking availability in and around the complex; 2. traffic in and out of Church street will be permanently congested 3. the intersection of Church Street (R311) and the R46 will become a nightmare and an accident waiting to happen 4. in shops, grocery stores (particularly Pick 'n Pay) and parking around Pick 'n Pay 5. STRAIN ON MUNICIPAL SERVICES 1. the development will put additional strain of Municipal services which includes:	mitigation measures have been recommended. These include limiting construction activities to authorised working hours, implementing noise-reduction measures on machinery, and ensuring that contractors adhere to best-practice construction management. The reduced number of erven will also result in lower long-term residential densities, which in turn will decrease the potential for cumulative noise impacts once the development is operational. Architectural guidelines have been incorporated to minimise potential light pollution. These include requirements for downward-facing, shielded lighting; the use of low-intensity, warm-spectrum luminaires; and restrictions on unnecessary flood-lighting. Street-lighting will be designed to comply with relevant SANS standards for light spill and glare reduction. 10. A Traffic Impact Assessment (TIA) was undertaken for the proposed development. The findings indicate that the surrounding road network, including Church Street and its intersections, will continue to operate at an acceptable Level of Service (LOS A) with the addition of the proposed 94 erven if the mitigation measures recommended by the specialist are fully implemented, which includes upgrades of the roads/or intersections, (refer to **Appendix G6** of the TIA). 11. See Services report and require BICL contribution -APP G. Upgrades will be required as	

	1. refuse removal 2. sewerage removal 3. additional stormwater drainage. (The natural earth acts as a sponge for rain run-off. When you develop an area, and it is all concrete up, the rain run-off will just spill down into the village causing floods) 4. and of course the additional need for more electricity, wifi etc. 6. VILLAGE ATMOSPHERE 1. This will greatly affect the village atmosphere of which the tourists seek. Riebeek Kasteel will no longer have a quaint village feel, and will turn into just another town. I thank you for your time and the opportunity for this e-mail. **Kind regards**	part of the proposed development. 12. The potential impact on the village character and sense of place has been assessed as part of the Visual and Heritage Impact Studies. The preferred Alternative 4, which reduces the development footprint from 116 to 94 erven, was specifically selected to limit visual intrusion and maintain the existing rural-village atmosphere as far as reasonably practicable. Architectural guidelines, density controls, building height restrictions, and landscape requirements have been incorporated to ensure that the development remains compatible with the surrounding townscape and does not detract from the area's established character, which is valued by both residents and visitors. These measures aim to retain Riebeek Kasteel's unique village feel while accommodating controlled and managed growth.	
Johan Jacobs	**Email dated 13 April 2025** Opposed to the proposed development	Noted. No actions required.	13/04/25
Petro Bozek	**Email dated 13 April 2025** Opposed to the proposed development	Noted. No actions required.	13/04/25

William Pulles (**Riebeek Valley Ratepayers Association)**	**Email dated 14 April 2025** Subject: Response to In-Process BAR from the RVRA Good afternoon Michelle Attached please find our response to the In-Process BAR for Erf 878, Riebeek Kasteel. Regards William Pulles Chairman, Riebeek Valley Ratepayers Association **NOTICE OF COMMENTING OPPORTUNITY ON THE IN-PROCESS DRAFT BASIC ASSESSMENT REPORT FOR THE PROPOSED MIXED-USE DEVELOPMENT ON THE SUBJECT PROPERTY. DEA&DP REF NO. 16/3/3/1/F5/20/2001/25** **This letter serves as our summary input to the In-Process Draft Basic Assessment Report, submitted by you on 12 March 2025, with a revised date for submission of comments at COB on Monday 14 April 2025.** **1.BACKGROUND** This letter is also written against the background of a meeting between the following parties that took place at my offices in Riebeek Kasteel on Thursday 3 April 2025 where important discussions and agreements were made. Additional RVRA experts that have been involved in our reviews & submissions, but were not present on 3 April are Messrs M Venter and N Moir. **PRESENT AT MEETING HELD IN RIEBEEK KASTEEL ON 3 APRIL 2025** **For developer:**	**1. Heritage, Visual Character, and SDF Interpretation** • **Concern:** Obstruction of the Dutch Reformed Church (DRC) steeple, ridgeline development, and misalignment with the Grade IIIA townscape. • **Response:** Alternative 4 establishes a **mandatory "no-go" area** for all building footprints above the **170m–175m contour line**, effectively preserving the hill crest as a public "Hill Park". A dedicated, unobstructed **view corridor (view cone)** has been engineered from the R311 across the site to ensure the DRC steeple remains the dominant visual focal point. The layout has been re-aligned with the **historic town grid** to function as a seamless extension of the village rather than an introverted enclave. **2. Scale, Density, and Commercial Component** • **Concern:** Inappropriate gross density (>10 du/ha) and the scale of retail along the R311. • **Response:** The development intensity has been redistributed, with building heights on the sensitive southern slopes strictly limited to **single-storey Cape Vernacular forms** (3.2m wall plate). The previously proposed fuel station and large-scale wedding venue have been **removed**. The commercial footprint is now limited to a **172 m^2 farmstall node** designed to act as	14/04/25

	Mr A Geldenhuys Ms N Lornay **Mr A Wiehahn** **Mr N Basson** **Mr E Britz** **For RVRA** Mr W Pulles Mr B Friedlander Mr H Bruwer Ms H Young Mr R McQueen Mr M Fuller-Gee Mr E da Silva Mr K Moses Mr M Tame Mr B Coetzee Numerous issues were discussed at this meeting, including the history of the development, particularly in the previous 12 months, where the RVRA and I&APs were confronted with the need to respond to the following submissions with respect to the developer's plans on Erf 878: 1. **16 FEBRUARY 2024**: PROPOSED REZONING, SUBDIVISION, PHASING AND CONSENT USE ON ERF 878, RIEBEEK KASTEEL – NOTICE 58/2023/2024. 2. **4 MARCH 2024**: PRE-APPLICATION BASIC ASSESSMENT REPORT: PROPOSED DEVELOPMENT OF A TOWNSHIP AND ASSOCIATED INFRASTRUCTURE ON VACANT ERF 878 WITHIN THE URBAN EDGE OF RIEBEEK KASTEEL, WESTERN CAPE. DEA&DP REG NO 16/3/3/6/7/1/F5/20/2011/24	a low-impact transitional element between the agricultural edge and the village core. **3. Stormwater Management and Hydrology** • **Concern:** Absence of technical calculations and sizing for attenuation facilities. • **Response:** The December 2025 Civil Engineering Services Report provides a technically sized stormwater system designed to attenuate a **1:50-year peak post-development storm event**. The system requires a total storage volume of **991 m^3** and utilizes a "wetland park" featuring indigenous bio-filters to manage runoff quality and promote infiltration. **4. Civil Infrastructure (Water and Sewer)** • **Concern:** Regional capacity constraints and lack of municipal budget for upgrades. • **Response:** The developer has formally committed to **Development Contributions totaling approximately R24.2 million** to resolve these regional constraints: ○ **Water: ±R21.4 million** toward a new 4.5 ML municipal reservoir and bulk supply pipes. ○ **Sewer: ±R2.8 million** for bulk outfall upgrades in **Pieter Cruythoff Avenue** to resolve existing network capacity issues.	

	3. **6 MAY 2024**: PROPOSED REZONING, SUBDIVISION, PHASING AND CONSENT USE ON ERF 878, RIEBEEK KASTEEL – NOTICE 80/2023/2024 4. **14 JANUARY 2025**: 16/3/3/6/7/1/F5/20/2011/24 BAR PROCESS FOR ERF 878 RIEBEEK KASTEEL: RIEBEEK VALLEY RATEPAYERS ASSOCIATION COMMENT REQUESTED ON THE HERITAGE IMPACT ASSESSMENT REPORT FOR THE PROPOSED DEVELOPMENT ON ERF 878 RIEBEEK KASTEEL 5. **12 MARCH 2025**: NOTICE OF COMMENTING OPPORTUNITY ON THE IN-PROCESS DRAFT BASIC ASSESSMENT REPORT FOR THE PROPOSED MIXED-USE DEVELOPMENT ON THE SUBJECT PROPERTY. DEA&DP REF NO. 16/3/3/1/F5/20/2001/25 It is clear from the above, that the RVRA (as the representative of a large portion of the I&APs in the Riebeek Valley), has been subjected to an ongoing barrage of documentation, totalling many thousands of pages of legal and technical documentation, with continuously varying site development plans and documentation that is often internally inconsistent with respect to different specialist studies referencing different versions of the site development plan. Nevertheless, the RVRA has assembled a team of suitably qualified experts that has diligently reviewed and commented on this deluge of information and has submitted well-reasoned and detailed responses and objections to the proposed development. It is worth pointing out that the collective professional expertise and experience of the specialists that contribute towards the RVRA submissions, represents around 400 years of hard-earned experience by people who are professional environmental practitioners, environmental lawyers, architects, mechanical and civil engineers, town planners, landscape architects, etc. Yet, despite our diligent efforts to contribute professionally to the ever-changing development plans, our responses to the Pre-Application Basic Assessment Report of 4 March 2024 and the Heritage Impact Assessment Report of 14 January 2025 have been dismissed in the most unprofessional	**5. Traffic, Access, and Road Safety** • **Concern:** Opposition to Fontein Street access and safety risks on the R311. • **Response:** The updated Traffic Impact Assessment (November 2025) reduced trip generation estimates to **456 PM peak trips**. To mitigate safety risks on the R311, a **4-way stop control** is mandated at the Access 1 intersection to manage sight distances and act as a speed deterrent. Through-traffic is restricted to prioritize pedestrian movement and prevent the erosion of the rural arrival experience. **6. Geohydrology and Aquatic Biodiversity** • **Concern:** Lack of a geohydrological study and potential loss of seep wetlands. • **Response:** The preferred layout successfully **avoids all functional portions of Seep Wetland 2 and the Krom River**. Encroachment is strictly limited to ±100 m^2 of the degraded lower portion of Seep Wetland 1. A formal **groundwater impact assessment** is now a mandatory requirement of the Water Use Authorisation (WUA) process. "The Fountain" (Grade IIIA) is preserved in situ and integrated into a publicly accessible park. **7. Procedural and Engagement Concerns** • **Concern:** Dismissive tone of previous	

	manner by the developer's consultants. I wrote a letter to you and your colleagues on this topic on 6 April 2025 and this concern is reflected in Section 3 of this letter as we again wish to place our strongest objections on this issue on the record. **7. AGREEMENT ON WAY FORWARD WITH REGARD TO THIS IN-PROCESS BAR** Our first ever face to face meeting was held on Thursday afternoon (3 April 2025) – see Section 1 of this letter with the attendance register. This meeting ended with a positive commitment based on the following: 1. We would submit a simplified response to the BAR that is presently before us and which includes, amongst other specialist studies, the HIA and all the supporting studies associated with the HIA. This response will be submitted by the agreed deadline of 14 April, but it was agreed that our response would be simplified and more aligned with stating important issues and principles and would not be a detailed and thorough review of every issue raised in the BAR. The reason for this approach is captured in point 2 below. 2.We agreed that we would collectively engage in a series of workshops and focus groups AFTER the 14th April, where we would engage on the main issues that we will be raising in our letter, with the aim of finding mutually agreed solutions to the issues. It was agreed that we would not be seeking a complete redesign of the current site layout but that we will be proposing changes (which may be significant) and that the developer needs to be amenable to this. Without this commitment to make changes, we do not have a mutually agreed process and we would simply become a rubber stamp, which we are not prepared to be. In giving effect to point 2, there must be a mutually agreed respect and acceptance of the professional integrity of all parties involved in the process, as without this, there is no prospect of success. This very	consultants and lack of meaningful engagement. • **Response:** Lornay Environmental Consulting assumed responsibility for the project in January 2025, initiating a **collaborative workshop-based approach** in April 2025. Alternative 4 is the direct result of this engagement, incorporating significant design changes to address the Ratepayers' technical and heritage objections. **8. Electricity Supply** • **Concern:** Lack of Eskom capacity confirmation. • **Response:** While formal Eskom confirmation is a residual requirement for final authorization, the development framework incorporates strict **energy efficiency parameters** and anticipates a significant migration toward **private solar power installations** to alleviate pressure on the national grid	

	specifically means that the behaviour and concerns detailed in Section 3 below must not be repeated in these envisaged engagements. It was agreed that Ms Naylor would draw up a proposed schedule of engagements for our consideration and mutual agreement to commence after 14 April and we await this response. Within the context of point 1 above, we wish to highlight the following major issues that we have with the current process, site development plan and specialist studies included as Appendices F, G, J and K. We are specifically reserving our comment on Appendix H as this will definitely need to change after the abovementioned agreed engagements. Our major objections to the In-Process Bar are captured under the following headings: • Objection to responses to the prior submissions made by the RVRA • The scale and location of the proposed commercial development along Church Street as an extension to the existing Riebeek Kasteel CBD. • Objection to the interpretation of the 2023 SDF by the developer's consultants and the outright rejection of all our prior comments on interpretation of the SDF. • Density and layout of the proposed development as being inappropriate for a rural village such as Riebeek Kasteel (current gross density is over 10 du/ha and nett density is around 20 du/ha). • Complete absence of stormwater calculations in submitted engineering reports and no reported sizing or location of mandatory stormwater attenuation systems. This is a major flaw that could fundamentally affect the site development plan. • Complete opposition to use of Fontein Street as an access		

	route – our prior detailed critique of the specialist traffic report has been totally ignored and will be reiterated in full. • Serious problem with sewer conveyance system – Swartland Municipality support letter is incorrect and will be challenged. • Inadequate infrastructure for the provision of potable water – Riebeek Kasteel water supply is already constrained. • Lack of information on availability of electrical supply from Eskom – no communications with Eskom are shown in any of the documents submitted to the RVRA. • Absence of a geohydrological study despite this being an established geohydrologically active zone with heritage grading on fountains, title deed restrictions guaranteeing public access to fountains and misinterpretations in ABIA on groundwater issues. Engineering reports are also restricted by lack of groundwater study. Both the ABIA and Engineering reports call for a geohydrological study for the site. • No evidence presented of any communication with DWS on proposed project. • Various issues identified in RVRA response to HIA are duplicated in this EIA and outstanding HIA issues need to be addressed – specifically an updated VIA and sightlines / cross-sections from key vantage points, as set out in our response to the HIA and ignored by the HIA consultants in their response to us. 3**. OBJECTION TO RESPONSES TO THE PRIOR SUBMISSIONS MADE BY THE RVRA** We reiterate our strongest objection to the manner in which the developer's consultants have responded to our well-considered submissions on the Pre-Application Basic Assessment Report of 4 March 2024 (as contained in Appendix F: Public Participation Summary Report Erf 878 RK) and our submissions on the Heritage		

	Impact Assessment Report of 14 January 2025 (letter received from Ms B O'Donoghue on 2 April with document titled RESPONSE TO RVRA OBJECTIONS BY THE APPLICATION PROJECT TEAM). The abovementioned responses from the developer's consultants continuously and repeatedly question the ability of the RVRA to make properly motivated comments and repeatedly question the motives of the RVRA with respect to its comments. All the responses to every one of our well-considered and valid objections, contain comments such as those shown below (this is only a small sample of your derogatory comments) *1a It is evident from these arguments that the objection is clearly and without doubt a subjective objection from the RVRA with the sole objective to discredit the application*. *1b In this point of objection is again proven that the RVRA are biased towards this study*.... *1c This point of objection appears to be another obvious intentional misinterpretation of the SDF*. *1d This questions the quality of the content of the objections of the RVRA*. *1e It is clearly evident that the RVRA interprets the SDF incorrectly to support their own subjective views to put the application in a bad light*. *2a The RVRA objectors interprets the SDF one-sidedly and clearly appears to lack the understanding of the function and working of a town consisting of several functions, uses and socio-economic income groups of a supporting holistic community. The nature of the RVRA is concerning*. At almost every opportunity, the developer's consultants adopt the viewpoint that their opinion or position is "the gospel" and that every		

	point raised by the RVRA is either irrelevant, biased or intentionally aiming to discredit the development. We most strongly object to this approach and we reserve the rights to use this unprofessional response on the consultants' part, in possible future actions to show that the PP process is fatally flawed, as the process is being followed in name only and most certainly not in spirit. The disdain shown for our inputs, together with a clear documentary record of highly aggressive behaviour by both the developer (see Annex 3 in our response to the March 2024 pre-BAR) as well as the communications with the consultant (Mr C Bruwer) on 13, 18, 24 and 25 February 2025 with respect to the January 2025 HIA ,which clearly demonstrate an uncooperative and aggressive response to the legitimate concerns and request of the RVRA. These concerns were also ventilated in a letter submitted to you on 6 April 2025, requesting that the hostile and unprofessional responses to our communications be withdrawn. Your consultants responded on 7 April 2025, to indicate that they would not be withdrawing their unprofessional response to our submissions. We reiterate our strongest objections in the manner in which the developer and his consultants dismisses and insults the responses and submissions provided by our team of highly qualified experts and specialists. **3. OBJECTIONS TO THE PROPOSED COMMERCIAL DEVELOPMENT** We have made numerous prior comments on the inappropriateness of the proposed commercial development and particularly its scale and location. While our prior comments (eg. in Section 4 of our 13 March 2025 response to the HIA) have been dismissed, we insist that they be properly interrogated. The reasons that we will present in the workshops relating to the commercial development include the following:		

	• Detracts from existing CBD and will have negative economic impact on village. • Requires major infill to create level pad • Encroaches on Kromriver 10m buffer zone • Impact on groundwater has not been evaluated and impact of high seepage on fill stability also not evaluated. • Eradicates sightline to church steeple in the zone north of The Barn • Not sympathetic to existing business style along the R311 tourist route. • Density and scale completely inappropriate and has major negative visual impact • Not aligned with SDF on multiple issues • Stormwater issues **4. OBJECTIONS TO INTERPRETATION OF THE SDF** Our response to the HIA (which is included in this In-Process BAR) has not been adequately addressed and requires discussion and agreement. We have made very detailed submissions on what we		

	believe to be major misinterpretations of the 2023 SDF by the developer's consultants. We therefore restate all the issues addressed as Section 3 of our letter of 13 March 2025 submitted in response to the HIA as we do not agree with the manner in which they have been dismissed. We wish to have our objections revisited with a more objective response from your team. **6.OBJECTIONS TO RESIDENTIAL DENSITY OF THE PROPOSED DEVELOPMENT** Density and layout of the proposed development is considered inappropriate for a rural village such as Riebeek Kasteel (current gross density is over 10 du/ha and nett density is around 20 du/ha). We also believe that proper calculation of required stormwater attenuation measures and compliance with the buffer zones stipulated in the Aquatic Biodiversity Impact Assessment report (Appendix G8) could have a significant impact on the final site development plan. We also, in principle, believe that the developer should be open to a reformulation of the development concept for the site in order to truly integrate Erf 878 into Riebeek Kasteel and assist in further promoting Riebeek Kasteel as the jewel in the Swartland tourism crown. To achieve this, a major revision would be required and we will submit concept proposals for the developer to consider. We believe that ultimately the developer, and not his consultants, should be the final decision maker on which development option he wishes to take forward to the approval phase. We have included an experienced developer in our team of experts in order to ensure that our proposals still remain financially viable from a developer's perspective as we do understand the need for the developer to have a bankable plan. 7.ABSENCE OF APPROPRIATE STORMWATER DESIGN DETAILS Complete absence of stormwater calculations in submitted engineering reports and no reported sizing or location of mandatory stormwater attenuation systems. This is a major flaw that could		

	fundamentally affect the site development plan. The site development plan should also include the 1:50 and 1:100 floodlines along the Krom River (including the impact of stormwater runoff from the development site on these floodlines). Appendix G12 specifies the duty of stormwater attenuation but fails to calculate size and show location. Discussions with Swartland Municipality have indicated that there is no additional capacity within the external stormwater system and allowance should thus be made for on-site attenuation of the post development runoff (Appendix G12: Civil Engineering Services Report, January 2025, p11). Two new stormwater attenuation facilities are proposed to be constructed as part of the development. The main purpose of these facilities will be to attenuate stormwater runoff and promote on-site infiltration. In order to achieve the required on-site attenuation, the storage volume of the attenuation facility must be able to retain a 1:50 post development flood event, while discharging a peak flow equal to only the 1:10 pre-development flow. These attenuation facilities will act as extended wet attenuation dams, which requires them to have a permanent pool with an extended attenuation storage volume above the permanent pool level. (Appendix G12: Civil Engineering Services Report, January 2025, p11/12). See Figure 7 from Appendix G7 below. The engineering consultants need to show calculations of pre-development 1:10 runoff and the post-development 1:50 runoff with hourly timesteps and maximum flow volumes. There is also a need to calculate ingress of groundwater into the attenuation dams - from hydrogeological model. There is a need to properly size the dams and specify their precise location and your engineering consultants clearly have the expertise to do so – we would wish to see their calculations. Rough calculations (based on our most reasonable assumptions on impervious areas within the different parts of the site) indicate that 1:10 predevelopment runoff could be around 1000 m3/24 hours and	Refer to above comments.	

	that the 1:50 post-development runoff would likely be around 11000 m3/24 hours with peak runoff of around 1600 l/s, suggesting an attenuation dam with a capacity of around 10000m3. Note that this does not include for the provision of the seepage from groundwater in this very active spring/fountain area which will need to be added to the calculation. The drain to convey this water into the attenuation dam could have a v-shape of around 2m wide and 1m deep at its discharge point if all water is directed into a single drain, meaning that the stormwater dam will have a minimum 1m freeboard to provide for the drain invert. Given the above attenuation dam profile (Appendix G12) and allowing for freeboard of 1m to allow for drain invert and a maximum full depth of 1.2m above "duck level" (safety in case child falls in), the footprint of the dam could be around 10100 m2 with water surface area of around 9000m2. We do caution against a very deep dam as our village has had a number of unfortunate incidents with local children drowning in dams and we would propose that dam designs be such that this risk is avoided. All these calculations are provisional and will need to be performed by the developer's engineering consultant. This dam can only be located in the area identified as retirement village as this is where all the stormwater could naturally flow towards. Discharge into the Krom River is also seen as the only viable option as the existing streets of Riebeek Kasteel all have completely blocked underground stormwater pipes, routing all stormwater into roads and increasing the potential for ingress into the sewage conveyance systems (a serious existing problem in Riebeek Kasteel). It is relevant to note that the combined area of erven 2 to 24 plus erf 26 equals 10199 m2 – roughly the size of the estimated stormwater attenuation dam. This size of 10100 m2 for the dam does not provide yet for the required upstream sediment traps to prevent the stormwater dam from silting up, or the outfall structures to release stormwater in a controlled manner to the Krom River. It also does not include provision for groundwater contributions from the springs and fountains. It is possible that the complete stormwater attenuation		

	system could end up requiring around 15000 m2 of land. A calculation from the site development plan indicates that the entire area earmarked for retirement village (townhouses + community centre) may need to be scrapped in favour of the required stormwater attenuation dam, sediment traps and outfall to the Krom River. **8.OBJECTIONS TO USE OF FONTEIN STREET AS ACCESS ROUTE TO DEVELOPMENT** Appendix G6 is a traffic impact assessment (TIA) that is based on a prior version of the site development plan and has not been updated to reflect the current site development plan. It is therefore rejected. This TIA also does not take account of, nor respond to the detailed comments previously made in opposition to the use of Fontein Street as an access route and all our previous comments and concerns included as Annex 8 to our response to the 2024 preBAR are reiterated. We have numerous photos which we will share with you that clearly demonstrate the current traffic problems in Fontein Street. **9.PROBLEMS WITH SEWER CONVEYANCE SYSTEM** There is a serious existing problem with the sewer conveyance system in Riebeek Kasteel – the Swartland Municipality (SM) support letter is incorrect and will be challenged. The RVRA has previously communicated with SM on the problems with the sewers (for reasons unrelated to Erf 878) and these problems have been acknowledged by SM. Appendix G12: Civil Engineering Services Report, January 2025, p15 states the following: *"The existing sewer reticulation system from Erf 878 to the main outfall sewer in Pieter Cruythof Avenue has sufficient capacity to accommodate the proposed development. Bulk sewers in Pieter Cruythof Avenue (from the bottom of Kloof Street towards the railway line) are however at capacity and should be upgraded through the implementation of master plan items SRkS1.2 and SRkS1.3 in*		

	order to accommodate the proposed development in Riebeek Kasteel. The estimated capital cost for this is R2.8 million." This is disputed and problems in van Riebeek Street sewer (which is where all sewage (except small amount down Kloof Street) reports to, is already hydraulically overloaded during significant rainfall events - associated with illegal interconnections between stormwater and sewage. This results in illegal discharge of a mixture of raw sewage and stormwater. This has been acknowledged in written communications between RVRA and SM in August 2024. The above statement in the G12 report is taken from a letter provided by GLS Consulting on 14 January 2025 which is obviously unaware of the problem of the extent of interconnection between stormwater and sewage and the conclusion reached above is disputed based on real on-the-ground observations and not theoretical modelling. We have reason to believe, from personal observations that overloading of the sewers along the lower end of van Riebeek Street occurs multiple times per year and any added sewage load will dramatically increase the risk of illegal discharge of untreated sewage to the receiving environment. DWS will be informed of this situation to gain support for our contention (in our August 2024 letter to SM) that no approvals for new developments greater than 5000 m2 be permitted until all current problems with the sewers have been identified and rectified. Further details will be provided during our planned workshops to take place after 14 April 2025. **10.PROBLEMS WITH POTABLE WATER INFRASTRUCTURE** The amended township development proposal of Erf 878 at full occupation requires an additional water demand 369ML/annum. The SM's planning documents acknowledge that the RV water service infrastructure (and other services' infrastructure) capacity is stressed and in poor condition.	Refer to above comments.	

	Riebeek Kasteel has insufficient reservoir storage capacity to accommodate the proposed development and the implementation of master plan items SRkW.B1, SRkW.B2, SRkW.B3, SRkW1.2, SRkW1.3 & SRkW2.1 are proposed to augment reservoir storage capacity for Riebeek Kasteel. The estimated capital cost for this is R21.4 million (Appendix G12: Civil Engineering Services Report, January 2025, p13). There is currently insufficient capital budget available to implement maintenance, repairs, replacements, upgrades, or implement new infrastructure at once. The draft SDBIP for the 3-year Medium term Revenue and Expenditure (MTREF) budget starting in 2025/26, only shows a capital provision of R500 000 for RK's planned new reservoir and a very small reticulation network upgrade. In terms of the SDF, Riebeek Valley has been reprioritized from 3rd level (lowest priority) to 2nd level priority, which is of concern regarding SM's support. **11.PROBLEMS WITH AVAILABILITY OF ELECTRICAL SUPPLY** There is no report confirming an engagement with Eskom, or a letter of support for the application from either Eskom or the municipality. The additional supply of bulk electricity by Eskom is already questionable in view of many uncontrollable generation deficiencies. The dual roles of Eskom as the generator and supplier in what is termed "Eskom areas", and the SM, means split responsibilities and infrastructure plans that are not necessarily synchronised, which presents a risk to current residents and new developments alike. Very little capital is provided by SM for work on the reticulation network (repairs or upgrades), which increases service provision risks. 12.ABSENCE OF A GEOHYDROLOGICAL STUDY Absence of a geohydrological study despite this being an established geohydrologically active zone with heritage grading on fountains, title deed restrictions guaranteeing public access to fountains and		

	misinterpretations in ABIA on groundwater issues (due to lack of data from a hydrogeological study). The engineering reports are also restricted by the lack of a groundwater study. Both the ABIA and the Engineering Services report call for the completion of a hydrogeological study and we consider the absence thereof to be a major flaw in the BAR. Erf 878 is a recognized and known active seepage zone with fountains and springs and the decision to not undertake a hydrogeological study is incomprehensible. This study could also have a major impact on the site development plan, particularly in the area earmarked for retirement village and the "flats". It is our strong view that no site development plan can be finalized in the absence of such a detailed hydrogeological study. We have previously called for the undertaking of a hydrogeological study a year ago in our response to the March 2024 preBAR, but as with all our recommendations and comments, this has simply been ignored and we now still sit with a fatal flaw, identified by both the ABIA and engineering report, as well as ourselves. It is also important to emphasize that assumptions that have been previously made that upstream irrigation practices could be artificially contributing to the recharge zones are erroneous. This was pointed out in a detailed letter included as Annex 13 to our comments on the 2024 preBAR and an updated letter is included as Annex A to this letter. **13.ISSUES RAISED IN RESPONSE TO HIA** Various issues identified in the RVRA response to HIA are duplicated in this EIA and outstanding HIA issues need to be addressed – specifically an updated VIA and sightlines / cross-sections from key vantage points, as set out in our response to the HIA and ignored by the HIA consultants in their response to us. We therefore reiterate sections 7 and 8 of our 13 March 2025 response to the HIA as not being adequately addressed. The locations of the required cross-sections and sight lines need to be agreed in consultation with the	Refer to above comments. Refer to above comments.	

	RVRA and can most sensibly be done once agreement has been reached on the final site development plan. Finally, this draft letter was published on a local WhatsApp group known as The Townhall Forum that the RVRA uses to communicate with residents of the Riebeek Valley. An online petition form , with signature, was created using Jotforms and 211 petitions in support of this letter were received. A list of the names and email addresses of all those who submitted an online petition in support is included as Annexure B (full signed petitions are available on request). This indication of support will hopefully temper the natural tendency of the developer's consultants to be derogatory about the bona fides of the RVRA – we speak with the full support of a large contingent of concerned citizens. **ANNEXURE A: LETTER FROM MR HENK BRUWER** Ek, Hendrik Jacobus Bruwer (ID 4707315096087) , tans woonagtig op die plaas De Hoop Riebeek Kasteel deel graag my ervaring en ondervinding met u aangaande Fonteinstraat en aangeleë erwe. Ek is op De Hoop gebore en het hier in Riebeek Kasteel grootgeword. Graag deel ek net een van vele aspekte rakende die ontwikkeling van Erf 878. Ek is In 1947 gebore en het as kind skoolgegaan in die Middelbare Skool Riebeek Kasteel. Die Skoolhoof op daardie stadium was Mnr. J J Esterhuysen wat in Fonteinstraat gewoon het. Hy het 4 seuns gehad min of meer my ouderdom en ons het gereeld oor en weer gekuier as jong seuns. Fonteinstraat en die omliggende omgewing was dus een van ons speelplekke. Dit is ook so dat Fonteinstraat op daardie stadium glad nie n teerstraat was nie. ONDERVINDING Die nat vleiland omgewing aan die westekant van Fonteinstraat was 'n	All issues raised regarding HIA and VIA have been addressed in the currently preferred layout Alternative 4.	

	ideale speelplek vir jong kinders. In die somer was dit altyd nat maar in die winter het ons kniediep in die syferwater weggesak en plek plek was dit onbegaanbaar vir ons kinders maar ons het die omgewing geken en geweet waar om veral kleilat te speel in die winter en ook die somer. In daardie jare was daar nog geen besproeiing van enige aard nie en al die water was natuurlike syferwater uit fonteine. Die grondpad was dwarsdeur die jaar nat aan die westelike kant van pad. Ek weet nie wanneer die naam Fonteinstraat ontstaan het nie maar wat ek wel weet dat ons dit as jongmanne altyd die sinergie tussen die vleiland en die fonteine kon sien en ervaar. Intussen het heelwat besproeiing addisioneel bygekom wat nie hierdie vleilande minder droog kon maak nie aangesien daar noodwendig wegsyfering na die ooste kant (Fonteinstraat) moes plaasvind. Die besproeiingswater is afkomstig uit die Riebeek Kasteel Besproeiings skema wat water uit die Bergrivier pomp. Dit is ook baie duidelik uit die tipe plantegroei wat op sommige oop erwe is dat dit net op vleilande voorkom wat dwarsdeur die jaar nat is. Op Erf 878 is daar ook ander fonteine waarvan kennis geneem moet word. In die middel van die erf is daar ‘n put gegrawe deur wyle Mnr WB Smuts om die syferwater ekonomies te ontgin omdat dit so nat was in daardie omgewing. Welige plantegroei is vandag nog teenwoordig in die omgewing van die noord oostelike hoek van die erf. Dit kan net wees as gevolg van fonteinwater. Behalwe vir so 22 mm reën in Maart 2024 was die vorige noemenswaardige reënval in Riebeek Kasteel in die helfte van September 2023. Die logiese afleiding wat gemaak moet word dat daar wel fonteine moet wees. Daar is verskeie grondtipes teenwoordig op Erf 878, selfs ook Malmesbury skalie, wat maar altyd bevorderlik is vir syfering van water. As ons let op die swak dreinering en grondtipes van Erf 878 is dit duidelik waarom die watertafel oor so n groot area so hoog is. **GEVOLGTREKKING** My praktiese ervaring as boer. (Plaas is ongeveer 1km vanaf		

	Fonteinstraat) waar soortgelyke tipografie en grondtipes voorkom asook met die dieselfde reënval dat dit baie hoë risiko sal wees om aan die westekant van Fonteinstraat enige gebou op te rig. Selfs die vestiging van 'n teerstraat mag riskant wees. Email dated 14 April 2025 Subject: Response to In-Process BAR from the RVRA Good afternoon Michelle Attached please find our response to the In-Process BAR for Erf 878, Riebeek Kasteel. Regards William Pulles Chairman, Riebeek Valley Ratepayers Association NOTICE OF COMMENTING OPPORTUNITY ON THE IN-PROCESS DRAFT BASIC ASSESSMENT REPORT FOR THE PROPOSED MIXED-USE DEVELOPMENT ON THE SUBJECT PROPERTY. DEA&DP REF NO. 16/3/3/1/F5/20/2001/25 This letter serves as our summary input to the In-Process Draft Basic Assessment Report, submitted by you on 12 March 2025, with a revised date for submission of comments at COB on Monday 14 April 2025. 1.BACKGROUND This letter is also written against the background of a meeting between the following parties that took place at my offices in Riebeek Kasteel on Thursday 3 April 2025 where important discussions and agreements were made. Additional RVRA experts that have been involved in our reviews & submissions, but were not present on 3 April		

	are Messrs M Venter and N Moir. PRESENT AT MEETING HELD IN RIEBEEK KASTEEL ON 3 APRIL 2025 For developer: Mr A Geldenhuys Ms N Lornay Mr A Wiehahn Mr N Basson Mr E Britz For RVRA Mr W Pulles Mr B Friedlander Mr H Bruwer Ms H Young Mr R McQueen Mr M Fuller-Gee Mr E da Silva Mr K Moses Mr M Tame Mr B Coetzee Numerous issues were discussed at this meeting, including the history of the development, particularly in the previous 12 months, where the RVRA and I&APs were confronted with the need to respond to the following submissions with respect to the developer's plans on Erf 878: 1. 16 FEBRUARY 2024: PROPOSED REZONING, SUBDIVISION, PHASING AND CONSENT USE ON ERF 878, RIEBEEK KASTEEL – NOTICE 58/2023/2024. 2. 4 MARCH 2024: PRE-APPLICATION BASIC ASSESSMENT REPORT: PROPOSED DEVELOPMENT OF A TOWNSHIP AND		

	ASSOCIATED INFRASTRUCTURE ON VACANT ERF 878 WITHIN THE URBAN EDGE OF RIEBEEK KASTEEL, WESTERN CAPE. DEA&DP REG NO 16/3/3/6/7/1/F5/20/2011/24 3. 6 MAY 2024: PROPOSED REZONING, SUBDIVISION, PHASING AND CONSENT USE ON ERF 878, RIEBEEK KASTEEL – NOTICE 80/2023/2024 4. 14 JANUARY 2025: 16/3/3/6/7/1/F5/20/2011/24 BAR PROCESS FOR ERF 878 RIEBEEK KASTEEL: RIEBEEK VALLEY RATEPAYERS ASSOCIATION COMMENT REQUESTED ON THE HERITAGE IMPACT ASSESSMENT REPORT FOR THE PROPOSED DEVELOPMENT ON ERF 878 RIEBEEK KASTEEL 5. 12 MARCH 2025: NOTICE OF COMMENTING OPPORTUNITY ON THE IN-PROCESS DRAFT BASIC ASSESSMENT REPORT FOR THE PROPOSED MIXED-USE DEVELOPMENT ON THE SUBJECT PROPERTY. DEA&DP REF NO. 16/3/3/1/F5/20/2001/25 It is clear from the above, that the RVRA (as the representative of a large portion of the I&APs in the Riebeek Valley), has been subjected to an ongoing barrage of documentation, totalling many thousands of pages of legal and technical documentation, with continuously varying site development plans and documentation that is often internally inconsistent with respect to different specialist studies referencing different versions of the site development plan. Nevertheless, the RVRA has assembled a team of suitably qualified experts that has diligently reviewed and commented on this deluge of information and has submitted well-reasoned and detailed responses and objections to the proposed development. It is worth pointing out that the collective professional expertise and experience of the specialists that contribute towards the RVRA submissions, represents around 400 years of hard-earned experience by people who are professional environmental practitioners, environmental lawyers, architects, mechanical and civil engineers, town planners, landscape architects, etc. Yet, despite our diligent efforts to contribute professionally to the ever-changing development plans, our responses to the Pre-Application Basic Assessment Report		

	of 4 March 2024 and the Heritage Impact Assessment Report of 14 January 2025 have been dismissed in the most unprofessional manner by the developer's consultants. I wrote a letter to you and your colleagues on this topic on 6 April 2025 and this concern is reflected in Section 3 of this letter as we again wish to place our strongest objections on this issue on the record. 2.AGREEMENT ON WAY FORWARD WITH REGARD TO THIS IN-PROCESS BAR Our first ever face to face meeting was held on Thursday afternoon (3 April 2025) – see Section 1 of this letter with the attendance register. This meeting ended with a positive commitment based on the following: 1.We would submit a simplified response to the BAR that is presently before us and which includes, amongst other specialist studies, the HIA and all the supporting studies associated with the HIA. This response will be submitted by the agreed deadline of 14 April, but it was agreed that our response would be simplified and more aligned with stating important issues and principles and would not be a detailed and thorough review of every issue raised in the BAR. The reason for this approach is captured in point 2 below. 2.We agreed that we would collectively engage in a series of workshops and focus groups AFTER the 14th April, where we would engage on the main issues that we will be raising in our letter, with the aim of finding mutually agreed solutions to the issues. It was agreed that we would not be seeking a complete redesign of the current site layout but that we will be proposing changes (which may be significant) and that the developer needs to be amenable to this. Without this commitment to make changes, we do not have a mutually agreed process and we would simply become a rubber stamp, which we are not prepared to be. In giving effect to point 2, there must be a mutually agreed respect		

	and acceptance of the professional integrity of all parties involved in the process, as without this, there is no prospect of success. This very specifically means that the behaviour and concerns detailed in Section 3 below must not be repeated in these envisaged engagements. It was agreed that Ms Naylor would draw up a proposed schedule of engagements for our consideration and mutual agreement to commence after 14 April and we await this response. Within the context of point 1 above, we wish to highlight the following major issues that we have with the current process, site development plan and specialist studies included as Appendices F, G, J and K. We are specifically reserving our comment on Appendix H as this will definitely need to change after the abovementioned agreed engagements. Our major objections to the In-Process Bar are captured under the following headings: • Objection to responses to the prior submissions made by the RVRA • The scale and location of the proposed commercial development along Church Street as an extension to the existing Riebeek Kasteel CBD. • Objection to the interpretation of the 2023 SDF by the developer's consultants and the outright rejection of all our prior comments on interpretation of the SDF. • Density and layout of the proposed development as being inappropriate for a rural village such as Riebeek Kasteel (current gross density is over 10 du/ha and nett density is around 20 du/ha). • Complete absence of stormwater calculations in submitted engineering reports and no reported sizing or location of mandatory stormwater attenuation systems. This is a major flaw that could fundamentally affect the site development plan. • Complete opposition to use of Fontein Street as an access		

	route – our prior detailed critique of the specialist traffic report has been totally ignored and will be reiterated in full. • Serious problem with sewer conveyance system – Swartland Municipality support letter is incorrect and will be challenged. • Inadequate infrastructure for the provision of potable water – Riebeek Kasteel water supply is already constrained. • Lack of information on availability of electrical supply from Eskom – no communications with Eskom are shown in any of the documents submitted to the RVRA. • Absence of a geohydrological study despite this being an established geohydrologically active zone with heritage grading on fountains, title deed restrictions guaranteeing public access to fountains and misinterpretations in ABIA on groundwater issues. Engineering reports are also restricted by lack of groundwater study. Both the ABIA and Engineering reports call for a geohydrological study for the site. • No evidence presented of any communication with DWS on proposed project. • Various issues identified in RVRA response to HIA are duplicated in this EIA and outstanding HIA issues need to be addressed – specifically an updated VIA and sightlines / cross-sections from key vantage points, as set out in our response to the HIA and ignored by the HIA consultants in their response to us. 3.OBJECTION TO RESPONSES TO THE PRIOR SUBMISSIONS MADE BY THE RVRA We reiterate our strongest objection to the manner in which the developer's consultants have responded to our well-considered submissions on the Pre-Application Basic Assessment Report of 4 March 2024 (as contained in Appendix F: Public Participation Summary Report Erf 878 RK) and our submissions on the Heritage Impact Assessment Report of 14 January 2025 (letter received from Ms B O'Donoghue on 2 April with document titled RESPONSE TO RVRA OBJECTIONS BY THE APPLICATION PROJECT TEAM).		

	The abovementioned responses from the developer's consultants continuously and repeatedly question the ability of the RVRA to make properly motivated comments and repeatedly question the motives of the RVRA with respect to its comments. All the responses to every one of our well-considered and valid objections, contain comments such as those shown below (this is only a small sample of your derogatory comments) 1a It is evident from these arguments that the objection is clearly and without doubt a subjective objection from the RVRA with the sole objective to discredit the application. 1b In this point of objection is again proven that the RVRA are biased towards this study.... 1c This point of objection appears to be another obvious intentional misinterpretation of the SDF. 1d This questions the quality of the content of the objections of the RVRA. 1e It is clearly evident that the RVRA interprets the SDF incorrectly to support their own subjective views to put the application in a bad light. 2a The RVRA objectors interprets the SDF one-sidedly and clearly appears to lack the understanding of the function and working of a town consisting of several functions, uses and socio-economic income groups of a supporting holistic community. The nature of the RVRA is concerning. At almost every opportunity, the developer's consultants adopt the viewpoint that their opinion or position is "the gospel" and that every point raised by the RVRA is either irrelevant, biased or intentionally aiming to discredit the development. We most strongly object to this approach and we reserve the rights to use this unprofessional		

	response on the consultants' part, in possible future actions to show that the PP process is fatally flawed, as the process is being followed in name only and most certainly not in spirit. The disdain shown for our inputs, together with a clear documentary record of highly aggressive behaviour by both the developer (see Annex 3 in our response to the March 2024 preBAR) as well as the communications with the consultant (Mr C Bruwer) on 13, 18, 24 and 25 February 2025 with respect to the January 2025 HIA ,which clearly demonstrate an uncooperative and aggressive response to the legitimate concerns and request of the RVRA. These concerns were also ventilated in a letter submitted to you on 6 April 2025, requesting that the hostile and unprofessional responses to our communications be withdrawn. Your consultants responded on 7 April 2025, to indicate that they would not be withdrawing their unprofessional response to our submissions. We reiterate our strongest objections in the manner in which the developer and his consultants dismisses and insults the responses and submissions provided by our team of highly qualified experts and specialists. 4.OBJECTIONS TO THE PROPOSED COMMERCIAL DEVELOPMENT We have made numerous prior comments on the inappropriateness of the proposed commercial development and particularly its scale and location. While our prior comments (eg. in Section 4 of our 13 March 2025 response to the HIA) have been dismissed, we insist that they be properly interrogated. The reasons that we will present in the workshops relating to the commercial development include the following: • Detracts from existing CBD and will have negative economic impact on village • Requires major infill to create level pad		

	• Encroaches on Kromriver 10m buffer zone • Impact on groundwater has not been evaluated and impact of high seepage on fill stability also not evaluated. • Eradicates sightline to church steeple in the zone north of The Barn • Not sympathetic to existing business style along the R311 tourist route • Density and scale completely inappropriate and has major negative visual impact • Not aligned with SDF on multiple issues • Stormwater issues 5.OBJECTIONS TO INTERPRETATION OF THE SDF Our response to the HIA (which is included in this In-Process BAR) has not been adequately addressed and requires discussion and agreement. We have made very detailed submissions on what we believe to be major misinterpretations of the 2023 SDF by the developer's consultants. We therefore restate all the issues addressed as Section 3 of our letter of 13 March 2025 submitted in response to the HIA as we do not agree with the manner in which they have been dismissed. We wish to have our objections revisited with a more objective response from your team. 6.OBJECTIONS TO RESIDENTIAL DENSITY OF THE PROPOSED DEVELOPMENT Density and layout of the proposed development is considered inappropriate for a rural village such as Riebeek Kasteel (current gross density is over 10 du/ha and nett density is around 20 du/ha). We also believe that proper calculation of required stormwater attenuation measures and compliance with the buffer zones stipulated in the Aquatic Biodiversity Impact Assessment report (Appendix G8) could have a significant impact on the final site development plan. We also, in principle, believe that the developer should be open to a		

	reformulation of the development concept for the site in order to truly integrate Erf 878 into Riebeek Kasteel and assist in further promoting Riebeek Kasteel as the jewel in the Swartland tourism crown. To achieve this, a major revision would be required and we will submit concept proposals for the developer to consider. We believe that ultimately the developer, and not his consultants, should be the final decision maker on which development option he wishes to take forward to the approval phase. We have included an experienced developer in our team of experts in order to ensure that our proposals still remain financially viable from a developer's perspective as we do understand the need for the developer to have a bankable plan. 7.ABSENCE OF APPROPRIATE STORMWATER DESIGN DETAILS Complete absence of stormwater calculations in submitted engineering reports and no reported sizing or location of mandatory stormwater attenuation systems. This is a major flaw that could fundamentally affect the site development plan. The site development plan should also include the 1:50 and 1:100 floodlines along the Krom River (including the impact of stormwater runoff from the development site on these floodlines). Appendix G12 specifies the duty of stormwater attenuation but fails to calculate size and show location. Discussions with Swartland Municipality have indicated that there is no additional capacity within the external stormwater system and allowance should thus be made for on-site attenuation of the post development runoff (Appendix G12: Civil Engineering Services Report, January 2025, p11). Two new stormwater attenuation facilities are proposed to be constructed as part of the development. The main purpose of these facilities will be to attenuate stormwater runoff and promote on-site infiltration. In order to achieve the required on-site attenuation, the storage volume of the attenuation facility must be able to retain a 1:50 post development flood event, while discharging a peak flow equal to		

	only the 1:10 pre-development flow. These attenuation facilities will act as extended wet attenuation dams, which requires them to have a permanent pool with an extended attenuation storage volume above the permanent pool level. (Appendix G12: Civil Engineering Services Report, January 2025, p11/12). See Figure 7 from Appendix G7 below. The engineering consultants need to show calculations of pre-development 1:10 runoff and the post-development 1:50 runoff with hourly timesteps and maximum flow volumes. There is also a need to calculate ingress of groundwater into the attenuation dams - from hydrogeological model. There is a need to properly size the dams and specify their precise location and your engineering consultants clearly have the expertise to do so – we would wish to see their calculations. Rough calculations (based on our most reasonable assumptions on impervious areas within the different parts of the site) indicate that 1:10 predevelopment runoff could be around 1000 m3/24 hours and that the 1:50 post-development runoff would likely be around 11000 m3/24 hours with peak runoff of around 1600 l/s, suggesting an attenuation dam with a capacity of around 10000m3. Note that this does not include for the provision of the seepage from groundwater in this very active spring/fountain area which will need to be added to the calculation. The drain to convey this water into the attenuation dam could have a v-shape of around 2m wide and 1m deep at its discharge point if all water is directed into a single drain, meaning that the stormwater dam will have a minimum 1m freeboard to provide for the drain invert. Given the above attenuation dam profile (Appendix G12) and allowing for freeboard of 1m to allow for drain invert and a maximum full depth of 1.2m above “duck level” (safety in case child falls in), the footprint of the dam could be around 10100 m2 with water surface area of around 9000m2. We do caution against a very deep dam as our village has had a number of unfortunate incidents with local children drowning in dams and we would propose that dam designs be such that this risk is avoided. All these calculations are provisional and will		

	need to be performed by the developer's engineering consultant. This dam can only be located in the area identified as retirement village as this is where all the stormwater could naturally flow towards. Discharge into the Krom River is also seen as the only viable option as the existing streets of Riebeek Kasteel all have completely blocked underground stormwater pipes, routing all stormwater into roads and increasing the potential for ingress into the sewage conveyance systems (a serious existing problem in Riebeek Kasteel). It is relevant to note that the combined area of erven 2 to 24 plus erf 26 equals 10199 m2 – roughly the size of the estimated stormwater attenuation dam. This size of 10100 m2 for the dam does not provide yet for the required upstream sediment traps to prevent the stormwater dam from silting up, or the outfall structures to release stormwater in a controlled manner to the Krom River. It also does not include provision for groundwater contributions from the springs and fountains. It is possible that the complete stormwater attenuation system could end up requiring around 15000 m2 of land. A calculation from the site development plan indicates that the entire area earmarked for retirement village (townhouses + community centre) may need to be scrapped in favour of the required stormwater attenuation dam, sediment traps and outfall to the Krom River. 8.OBJECTIONS TO USE OF FONTEIN STREET AS ACCESS ROUTE TO DEVELOPMENT Appendix G6 is a traffic impact assessment (TIA) that is based on a prior version of the site development plan and has not been updated to reflect the current site development plan. It is therefore rejected. This TIA also does not take account of, nor respond to the detailed comments previously made in opposition to the use of Fontein Street as an access route and all our previous comments and concerns included as Annex 8 to our response to the 2024 preBAR are reiterated. We have numerous photos which we will share with you that clearly demonstrate the current traffic problems in Fontein Street.		

	9.PROBLEMS WITH SEWER CONVEYANCE SYSTEM There is a serious existing problem with the sewer conveyance system in Riebeek Kasteel – the Swartland Municipality (SM) support letter is incorrect and will be challenged. The RVRA has previously communicated with SM on the problems with the sewers (for reasons unrelated to Erf 878) and these problems have been acknowledged by SM. Appendix G12: Civil Engineering Services Report, January 2025, p15 states the following: "The existing sewer reticulation system from Erf 878 to the main outfall sewer in Pieter Cruythof Avenue has sufficient capacity to accommodate the proposed development. Bulk sewers in Pieter Cruythof Avenue (from the bottom of Kloof Street towards the railway line) are however at capacity and should be upgraded through the implementation of master plan items SRkS1.2 and SRkS1.3 in order to accommodate the proposed development in Riebeek Kasteel. The estimated capital cost for this is R2.8 million." This is disputed and problems in van Riebeek Street sewer (which is where all sewage (except small amount down Kloof Street) reports to, is already hydraulically overloaded during significant rainfall events - associated with illegal interconnections between stormwater and sewage. This results in illegal discharge of a mixture of raw sewage and stormwater. This has been acknowledged in written communications between RVRA and SM in August 2024. The above statement in the G12 report is taken from a letter provided by GLS Consulting on 14 January 2025 which is obviously unaware of the problem of the extent of interconnection between stormwater and sewage and the conclusion reached above is disputed based on real on-the-ground observations and not theoretical modelling. We have reason to believe, from personal observations that overloading of the sewers along the lower end of van Riebeek Street occurs multiple times per year and any added sewage load will		

	dramatically increase the risk of illegal discharge of untreated sewage to the receiving environment. DWS will be informed of this situation to gain support for our contention (in our August 2024 letter to SM) that no approvals for new developments greater than 5000 m2 be permitted until all current problems with the sewers have been identified and rectified. Further details will be provided during our planned workshops to take place after 14 April 2025. 10.PROBLEMS WITH POTABLE WATER INFRASTRUCTURE The amended township development proposal of Erf 878 at full occupation requires an additional water demand 369ML/annum. The SM's planning documents acknowledge that the RV water service infrastructure (and other services' infrastructure) capacity is stressed and in poor condition. Riebeek Kasteel has insufficient reservoir storage capacity to accommodate the proposed development and the implementation of master plan items SRkW.B1, SRkW.B2, SRkW.B3, SRkW1.2, SRkW1.3 & SRkW2.1 are proposed to augment reservoir storage capacity for Riebeek Kasteel. The estimated capital cost for this is R21.4 million (Appendix G12: Civil Engineering Services Report, January 2025, p13). There is currently insufficient capital budget available to implement maintenance, repairs, replacements, upgrades, or implement new infrastructure at once. The draft SDBIP for the 3-year Medium term Revenue and Expenditure (MTREF) budget starting in 2025/26, only shows a capital provision of R500 000 for RK's planned new reservoir and a very small reticulation network upgrade. In terms of the SDF, Riebeek Valley has been reprioritized from 3rd level (lowest priority) to 2nd level priority, which is of concern regarding SM's support. 11.PROBLEMS WITH AVAILABILITY OF ELECTRICAL SUPPLY		

	There is no report confirming an engagement with Eskom, or a letter of support for the application from either Eskom or the municipality. The additional supply of bulk electricity by Eskom is already questionable in view of many uncontrollable generation deficiencies. The dual roles of Eskom as the generator and supplier in what is termed “Eskom areas”, and the SM, means split responsibilities and infrastructure plans that are not necessarily synchronised, which presents a risk to current residents and new developments alike. Very little capital is provided by SM for work on the reticulation network (repairs or upgrades), which increases service provision risks. 12.ABSENCE OF A GEOHYDROLOGICAL STUDY Absence of a geohydrological study despite this being an established geohydrologically active zone with heritage grading on fountains, title deed restrictions guaranteeing public access to fountains and misinterpretations in ABIA on groundwater issues (due to lack of data from a hydrogeological study). The engineering reports are also restricted by the lack of a groundwater study. Both the ABIA and the Engineering Services report call for the completion of a hydrogeological study and we consider the absence thereof to be a major flaw in the BAR. Erf 878 is a recognized and known active seepage zone with fountains and springs and the decision to not undertake a hydrogeological study is incomprehensible. This study could also have a major impact on the site development plan, particularly in the area earmarked for retirement village and the “flats”. It is our strong view that no site development plan can be finalized in the absence of such a detailed hydrogeological study. We have previously called for the undertaking of a hydrogeological study a year ago in our response to the March 2024 preBAR, but as with all our recommendations and comments, this has simply been ignored and we now still sit with a fatal flaw, identified by both the ABIA and engineering report, as well as ourselves.		

	It is also important to emphasize that assumptions that have been previously made that upstream irrigation practices could be artificially contributing to the recharge zones are erroneous. This was pointed out in a detailed letter included as Annex 13 to our comments on the 2024 preBAR and an updated letter is included as Annex A to this letter. 13.ISSUES RAISED IN RESPONSE TO HIA Various issues identified in the RVRA response to HIA are duplicated in this EIA and outstanding HIA issues need to be addressed – specifically an updated VIA and sightlines / cross-sections from key vantage points, as set out in our response to the HIA and ignored by the HIA consultants in their response to us. We therefore reiterate sections 7 and 8 of our 13 March 2025 response to the HIA as not being adequately addressed. The locations of the required cross-sections and sight lines need to be agreed in consultation with the RVRA and can most sensibly be done once agreement has been reached on the final site development plan. Finally, this draft letter was published on a local WhatsApp group known as The Townhall Forum that the RVRA uses to communicate with residents of the Riebeek Valley. An online petition form , with signature, was created using Jotforms and 211 petitions in support of this letter were received. A list of the names and email addresses of all those who submitted an online petition in support is included as Annexure B (full signed petitions are available on request). This indication of support will hopefully temper the natural tendency of the developer's consultants to be derogatory about the bona fides of the RVRA – we speak with the full support of a large contingent of concerned citizens. ANNEXURE A: LETTER FROM MR HENK BRUWER Ek, Hendrik Jacobus Bruwer (ID 4707315096087) , tans woonagtig op die plaas De Hoop Riebeek Kasteel deel graag my ervaring en ondervinding met u aangaande Fonteinstraat en aangeleë erwe. Ek is		

	op De Hoop gebore en het hier in Riebeek Kasteel grootgeword. Graag deel ek net een van vele aspekte rakende die ontwikkeling van Erf 878. Ek is In 1947 gebore en het as kind skoolgegaan in die Middelbare Skool Riebeek Kasteel. Die Skoolhoof op daardie stadium was Mnr. J J Esterhuysen wat in Fonteinstraat gewoon het. Hy het 4 seuns gehad min of meer my ouderdom en ons het gereeld oor en weer gekuier as jong seuns. Fonteinstraat en die omliggende omgewing was dus een van ons speelplekke. Dit is ook so dat Fonteinstraat op daardie stadium glad nie n teerstraat was nie. ONDERVINDING Die nat vleiland omgewing aan die westekant van Fonteinstraat was ‘n ideale speelplek vir jong kinders. In die somer was dit altyd nat maar in die winter het ons kniediep in die syferwater weggesak en plek plek was dit onbegaanbaar vir ons kinders maar ons het die omgewing geken en geweet waar om veral kleilat te speel in die winter en ook die somer. In daardie jare was daar nog geen besproeiing van enige aard nie en al die water was natuurlike syferwater uit fonteine. Die grondpad was dwarsdeur die jaar nat aan die westelike kant van pad. Ek weet nie wanneer die naam Fonteinstraat ontstaan het nie maar wat ek wel weet dat ons dit as jongmanne altyd die sinergie tussen die vleiland en die fonteine kon sien en ervaar. Intussen het heelwat besproeiing addisioneel bygekom wat nie hierdie vleilande minder droog kon maak nie aangesien daar noodwendig wegsyfering na die ooste kant (Fonteinstraat) moes plaasvind. Die besproeiingswater is afkomstig uit die Riebeek Kasteel Besproeiings skema wat water uit die Bergrivier pomp. Dit is ook baie duidelik uit die tipe plantegroei wat op sommige oop erwe is dat dit net op vleilande voorkom wat dwarsdeur die jaar nat is. Op Erf 878 is daar ook ander fonteine waarvan kennis geneem moet		

	word. In die middel van die erf is daar ‘n put gegrawe deur wyle Mnr WB Smuts om die syferwater ekonomies te ontgin omdat dit so nat was in daardie omgewing. Welige plantegroei is vandag nog teenwoordig in die omgewing van die noord oostelike hoek van die erf. Dit kan net wees as gevolg van fonteinwater. Behalwe vir so 22 mm reën in Maart 2024 was die vorige noemenswaardige reënval in Riebeek Kasteel in die helfte van September 2023. Die logiese afleiding wat gemaak moet word dat daar wel fonteine moet wees. Daar is verskeie grondtipes teenwoordig op Erf 878, selfs ook Malmesbury skalie, wat maar altyd bevorderlik is vir syfering van water. As ons let op die swak dreinering en grondtipes van Erf 878 is dit duidelik waarom die watertafel oor so n groot area so hoog is. GEVOLGTREKKING My praktiese ervaring as boer. (Plaas is ongeveer 1km vanaf Fonteinstraat) waar soortgelyke tipografie en grondtipes voorkom asook met die dieselfde reënval dat dit baie hoë risiko sal wees om aan die westekant van Fonteinstraat enige gebou op te rig. Selfs die vestiging van ‘n teerstraat mag riskant wees. Graag wil ek enige onwikkelaars se aandag daarop vestig dat ons nooit die natuur moet onderskat in enige ontwikkeling nie. Dit het die potensiaal om rampsoedig te wees. Die Uwe, H J Bruwer **ANNEXURE B: PETITION IN SUPPORT OF THIS LETTER** Name Email Abie Bruwer abie.bruwer@mweb.co.za Adrian Botha adrian.botha@wika.com Adrienne Spaeks adrienne@sparkscollective.co.za Adrienne Genis adrienne.genis@gmail.com Alecia Wepener aleciac1@gmail.com		

	Aletta Rademan aletta.rademan@gmail.com Alexander Mettenheimer info@zonquasdrift.co.za Alfred Ahrens alfredahrens12@gmail.com Alison Prest alisonprest@gmail.com Alta van Eck altavaneck@mweb.co.za Amanda Bowen amandabowen@iafrica.com Anabela Killin anabelakillin@gmail.com Anchen Ludick nefrihein@gmail.com Andrea Green andrea.jill.green@gmail.com Andrew Atkinson andrew@apa-consult.com Andrew Grobler andy.grobler@mweb.co.za Andrew Haith andrewhaith@me.com Andrew Morgan info@andrewmorganphotography.com Andries Potgieter pottie3@mweb.co.za Anna-Marie Munro ammunro@mweb.co.za Anne Ketel Anne@remax-countryassociates.co.za Anria Kolbe anriakolbe@gmail.com Anthony Harris anthony@anthonyharris.co.za Antoinette Opperman antuvh@gmail.com Antoinette Nel nelantoinette1@gmail.com Antoinette Von Saurma kunst@muzawo.de Arno Theron datheron@gmail.com Ashley Stone ashleystone@mac.com Barbara Bowyer barbbowyer@gmail.com Barry Coetzee barrycz531@gmail.com Bas Van Kampen bdvkampen@gmail.com Basil Friedlander basilfriedlander@gmail.com Benjamin Kellerman beminkellerman@gmail.com Bernadette Lindhorst blindhorst@gmail.com Bo Nilsson bo.nilsson@cetabse.com Brian Henning henning.brian@gmail.com Camilla Nilsson camilla@eden-riebeek-kasteel.com Carel Breytenbach carel.breyten@icloud.com Carole Zipp carole@brandswitch.co.za Cath Harrison catherine.harrison@mtn.com Catherine Stuart cathstuart@gmail.com		

	Cecil Friend champheat@gmail.com Cecile Bruwer cecilebruwer40@gmail.com Cecile Roux liewedeug@gmail.com Chantal Smuts chantal@creativestore.co.za Charl Pienaar jorikpienaar@gmail.com Charles St. Clair-Bolam charles@homelands.je Charmaine Haith charmainehaith@gmail.com Cheryl Buckley buckscath@gmail.com Christine Roos christine@roos.co.za Clive Rosser cliverosser162@gmail.com Cronje Rademan cronjer@gmail.com Crystal&Twine info@crystalandtwine.co.za Darrin Green darringreen18@gmail.com Dave Martin dp.martin@outlook.com David Riley zorgvliet3@gmail.com Delene Schoeman mistletoeschoeman@gmail.com Deon Redman deonredman@yahoo.com Derek Van der Riet olives@olive-boutique.co.za Desiree Whiting Deswhiting@gmail.com Dieter Wust dwust@iafrica.com Don King donk@vipnet.co.za Elizabeth Ahrens elize@jmdrilling.co.za Elsje-Mari Van Zyl elsjemariJ@gmail.com Emma Willemse emmart@worldonline.co.za Eugene Du Plessis Info@locumsa.co.za Eugene da Silva eugene@emergingarchitecture.co.za Fiona Hellmann hellmann@mweb.co.za Fiona St Clair-Bolam fi@homelands.je Floris Coetzee floris247@gmail.com Francine Dowling-Pitt fdowling@iafrica.com Fred van Dongen deltamin@hotmail.com Gabrielle Redelinghuys gabrielle.redelinghuys@gmail.com Gail Friedlander gail.friedlander@pamgolding.co.za Gail Walters subs@OhWhatFun.co.za Gary Lindhorst Garylindhorst11@gmail.com Geoff Cooper durrantorbel@gmail.com		

	Gerhard Oosthuizen gerhardo@mweb.co.za Gerhardus Olivier olivier-hardy@wanadoo.fr Gerrit Van Zyl Riebeekguesthouse@gmail.com Gillian Barrett gfdanvers@gmail.com Gordon Williams mrnodrog@googlemail.com Hanli Fourie Cliniquenouveau@icloud.com Hannah Velthuysen hannah.velthuysen@gmail.com Hanti Badenhorst hanti@internext.co.za Heather McCulloch Heather.McCulloch@foord.co.za Helen Weber h_m_weber@hotmail.com Henk Bruwer henk@vnboerdery.co.za Herman Stander her.stander@gmail.com Ina Kellerman inakellerman11@gmail.com Ingrid Moir ingrid.moir@gmail.com Isolde Paymans isoldepaymans78@gmail.com Jacques Pauw jacquespauw@hotmail.com Janice Parry-Davies janicepd1@gmail.com Jannie Celliers janniecelliers@tiscali.co.za Jean Fourie 27824553248@vodamail.co.za Jennifer Cooper jennycoop7@gmail.com Jess Martin zowmar@pixie.co.za John Killin j@wpwebdev.net John Plaskett johnpl3077@gmail.com Jolanda Meyer jolandameyer@mac.com Jonathan Genis jonathan@339south.com Juan Dyason juandyason@yahoo.com Judy Sturrock judysturrock@gmail.com Kaeyla McGee kaeyla1@outlook.com Kara van Zyl karatie@gmail.com Karen Hall kphkaren1046@gmail.com Karen Stander info@karenstanderart.com Kari Fuller-Gee karihuv@online.no Karin Neethling johan@jhn.co.za Karin Pulles karin@phd.co.za Kevan Moses moseskevan@gmail.com Kevin Chambers krchambers7@gmail.com		

	Klaus Piprek klauspiprek@gmail.com Krisjan Rossouw kingkris22@gmail.com Leila Fanner leilafanner@gmail.com Lesley Barrett lesley.barrett@yahoo.co.uk Leslie Hellmann hellmann@mweb.co.za Libby Ferrandi libby.ferrandi@gmail.com Linda Harrison li.daharrisons@gmail.com Linda Ravenhill linda@meded.co.za Liz McQueen angus@lantic.net Lize Albertyn-du Toit lalbertyndutoit@gmail.com Lizette Visser bayleaf@telkomsa.net Louise Grantham louise@bookstorm.co.za Lynne Glass lynne@lynneglass.co.za Lynne McNamara lynnemcn8@gmail.com Maarten Venter maartenvntr@gmail.com Mac Brodie zenlibramac@gmail.com Mandy Katz katzrin1@gmail.com Mare Scott marescott61@icloud.com Margaret McCulloch cardonesscottage@gmail.com Maria Kirstein mariakirstein@gmail.com Maria Victor namakwaland.mv@gmail.com Marie Irissou marie.irissou@gmail.com Mariette Gregor mariette.gregor@gmail.com Marita Cockcroft marita@maritacockcroft.co.za Mark Ritchie markritchie52@gmail.com Mark Tame mark@percipient.co.za Martie MacDougall martiemac@mweb.co.za Masja Timmerman masjat@hotmail.com Mathiam Smit mathiamsmit@gmail.com Matthew Cockcroft matthew@involution.co.za Megan Dyason megan@lunacreate.co.za Megan Willson megan@360degrees.co.za Megan Wyche megan.wyche@gmail.com Meikie Christensen meikiech@gmail.com Micha Katz michak972@gmail.com Michael Rossiter tekare@mweb.co.za		

	Michael Walters mike@ohwhatfun.co.za Michael Fuller-Gee Mic-full@online.no Michael Kolbe michaelzeke@gmail.com Michael Meredith michael@here-be-dragons.co.za Michel Post michel_r_post@hotmail.com Michelle Nicholls michelle@phoenixrisk.co.za Michelle Osborne michelle.osborne24@gmail.com Mohammed Khan mohkhn@gmail.com Moira King moira@vipnet.co.za Nardus Opperman nardus.opperman@gmail.com Neil Moir ingrid.moir@gmail.com Niek Vaders nvaders56@gmail.com Niki Denner niki@inkt.co.za Nix Wilson robnickybrahmans@gmail.com Nora Keet norakeet@gmail.com Patience Anne Eldridge anneeldridge53@gmail.com Paul Bowen Paul.Bowen@uct.ac.za Paul Harding paul.w.harding@gmail.com Paul Harrison harrison20hermon@gmail.com Peggy Greyling peggygreyling@gmail.com Peter Pistorius peter.pistorius@gmail.com Petro Fourie stay@potpourriguesthouse.co.za Pierre Minnie moontreeproject@gmail.com Pieter Swart pieterswart@sun.ac.za Pieter Victor pietervic@gmail.com Quintin Bohr quintin.bohr@gmail.com Ralph Whiting ralphwhiting@rvwtech.co.za Raymond Bowyer rcbowyer@gmail.com Riana Milne-Gadd rmilnegadd@gmail.com Richard Sparks richard@atlanticcape.co.za Rob McQueen robmcqueen@lantic.net Rob Brendel brendel.brendel@gmail.com Rodney Budd rodney.budd@gmail.com Rodney Tredrea rodney.tredrea@gmail.com Rudolph Willemse rudolph@regulatoryframeworks.co.za Samantha Suddons s_suddons@hotmail.com		

	Sandra Barrett sandy.barrett201@gmail.com Sandra Bester sandra@besterwines.com Sandy Tolosana stolosana@yahoo.com Santa Bedeker smbedeker13@gmail.com Sharon Riley zorgvliet3@gmail.com Shawn Hewitt goodintentconnections@gmail.com Shelbi Milne-Gadd smilnegadd@gmail.com Sindie Pienaar sindie@mustdoodle.co.za Sirp Elema sirpelema@gmail.com Sol V Rensburg Smook solsmook@gmail.com Solveigh Smit solveighsmit@gmail.com Sonja Vlok welgevonden@mweb.co.za Stephanus De Bruyn sp.debruyn@gmail.com Susan Aird susanaird@gmail.com Tarryn Pietersen tarrynleighpietersen@gmail.com Tebra Du Plessis tebrauys@gmail.com Tienie Stander tieniehex@gmail.com Tracey Hawthorne traceyhaw@mweb.co.za Verné Jordaan verne.jordaan@gmail.com Vincent Bleyaert vincent.bleyaert@gmail.com Vincent Osborne vosborne@privatewealth.co.za William Dicey williamdicey@gmail.com William Scott wkscott55@gmail.com Wilna Budd wilnabudd@gmail.com Yolanda Lewis Lewisyolanda07@gmail.com Zakkie Bester zakkie@besterwines.com		
William Pulles Obo RVRA	**Letter dated 17/11/2025** Dear Mr Geldenhuys **ERF 878, FONTEIN STREET, RIEBEEK KASTEEL, SWARTLAND** This letter serves to confirm that we have had a number of very productive meetings between the RVRA and its group of local experts (comprising engineers, town planners, developers and architects) and yourself and your team of consultants and experts. The key principles	Final meeting will be conducted during PPP 5	

	that served as the basis for our discussions were contained in a letter that I submitted to you, dated 8 September 2025. This letter set out a summary of our previous principal objections to the development that you were proposing and also confirmed our support and agreement with the objections raised by HWC (as recorded in the minutes of the IACom meeting of 13 August 2025). I am happy to confirm that a series of very productive meetings were held between your team and our team during the months of September and October, with a final meeting being scheduled for the end of November where our final concerns are expected to be satisfactorily addressed. To date, we believe that the revised proposals that have emanated from our discussions and the inputs from our team and your team have being extremely productive and that the current proposal that has been put forward by your team addresses both our original concerns and the concerns of HWC. Subject to satisfactory confirmation of the final issues (eg sight lines, profiles and height restrictions) that we have raised and which are due to be presented at discussed at our final meeting to be held before the end of November, we are confident that we will be able to reach a position where the RVRA will be in a position to actively support the revised development proposal to external parties such as HWC and Swartland Municipality. We will then be in a position where all our major concerns will have been addressed. I wish to thank you and your team for the positive approach that you have taken to these discussions and your willingness to seek a development proposal that has the potential to make a positive contribution to Riebeek Kasteel and to assist us in resolving current potable water, storm water, sewage and traffic concerns that aUect our village. I will be in a position to issue a final letter on this matter once we have had our final joint meeting at the end of the month and we are able to confirm that the final issues have been addressed. Yours sincerely **William Pulles**		

	Chairman: Riebeek Valley Ratepayers Association		
IN PROCESS BASIC ASSESSMENT REPORT PUBLIC PARTICIPATION 5 24 APRIL 2026 to 26 MAY 2026			
Alwyn Burger	**Email dated 24 April 2026** Good morning Michelle Your email dated 23 April 2026 regarding the subject refers. Swartland Municipality hereby registers as an I&AP. Swartland Municipality is currently considering a land use application in terms of the Swartland Planning By-law for the proposed development. Final consideration of the application can only be made once a decision has been made on the NEMA: EIA regulations application.	Noted – No response required	24/04/26
Rob McQueen	**Email dated 26/04/2026** Dear Michelle, Please register me (if not already done so) as an IAP. I know this is rather late to make any suggestions I feel very strongly that the lower portion of the property under question should NOT be developed for housing but, being a wet land, should be developed as a Botanical Garden. To drain that wetland for the building of houses a terrible sin. Very special engineering practices will have to be implemented should houses be built. A botanical garden would, in addition, be a great asset for Riebeek Kasteel as a tourist attraction. I realise this would affect the developer's cash flow but, in the long	Comment is noted - the final preferred site development plan was informed by a freshwater impact assessment where the wetlands and watercourses were delineated. Buffers were applied in accordance with the recommendations of the specialist.	26/04/2026

	run, would benefit all concerned. Kind regards, Rob McQueen (BSc. Agric. Engineering, MBL)		
Lila Vlok	**Email dated 20 April 2026** Hi Michelle Would you be so kind to include as in these Notices please as we are the farm and owners of land DIRECTLY next to ERF878. This was send to as because we have not receive anything to date.	Information provided to I&AP via email No further action required	30/04/2026
Ansie	Good morning Michelle I hope you are well? Our business is situated on the farm next to the ERF 878. Can you please include us in the future in all the notices? Kind regards Ansie	Information provided to the I&AP via email. No further action recorded.	04/05/26
Nelisa Ndobeni	**Email dated 18 May 2026** DRAFT BASIC ASSESSMENT REPORT FOR THE PROPOSED MIXED-USE DEVELOPMENT ON ERF 878 RIEBEEK KASTEEL Reference is made to the abovementioned document received via email dated 23 April 2026 with DEA&DP Reference Number: 16/3/3/1/F5/20/2001/25. The Breede Olifants Catchment Management Agency (BOCMA) has perused the submitted application and has the following comments: 1. You are hereby advised that the comments contained in the	1. Noted 2. Noted 3. Noted 4. Noted 5. Noted 6. Noted 7. Noted No further action required	18/05/2026

	Department of Water and Sanitation letter dated 09 April 2025 still apply and are valid. 2. Note that no abstraction of surface or groundwater may be done or storage of water be created without prior authorisation from the BOCMA, unless it is Schedule 1 or Existing Lawful use as described in the National Water Act 1998 (Act No. 36 of 1998). 3. No surface, ground or storm water may be polluted as a result of activities on the site. In the event that pollution does occur, the BOCMA must be informed immediately. 4. The person who owns, controls, occupies, or uses the land in question is responsible for taking measures to prevent any occurrence of pollution to water resources. 5. The comments issued shall not be construed as exempting the developer from compliance with the provisions of any other applicable Act, Ordinance, Regulation or By-law. 6. All the requirements of the National Water Act, 1998 (Act 36 of 1998) regarding water use and pollution prevention must be adhered to at all times. 7. Please note that the BOCMA reserves the right to amend and/or add to the comments made above in the light of subsequent information received. Please do not hesitate to contact the above office should there be any queries.		
Peter Pistorius	**Email dated 20 May 2026** RE: Proposed Mixed-Use Development and Associated Infrastructure on Erf 878, Riebeek Kasteel Lornay Ref: Erf-878-RK DEA&DP Ref: 16/3/3/1/F5/20/2001/25	Registered as I&AP – email was sent to the I&AP confirming their queries. **2. Summary of Objection** 1. The process for the application for heritage authorization requires that the environmental	20/05/26

	I hereby register as an Interested and Affected Party for this application. Please accept the attached PDF as my formal comment / objection on the In-Process Basic Assessment Report, Heritage Impact Assessment and associated specialist reports. Please confirm receipt of this email and confirm that: 1. I have been registered as an Interested and Affected Party; 2. my submission has been received within the public participation period; 3. my submission will be included in the Comments and Responses Report; 4. my submission will be placed before DEA&DP and, where relevant, Heritage Western Cape; and 5. I will receive all further notices, reports, decisions and appeal information relating to this application. Kind regards, Peter Pistorius 7 Hermon Street Riebeek Kasteel 7307 **2. Summary of objection** I object to environmental authorisation being granted for the current proposal in its present form. My objection is based on the following main grounds: 1. Heritage Western Cape's final comment on the April 2026 revised HIA is not shown in the application record.	process runs ahead of the heritage process. All comments received during the public participation are included in the Heritage Impact Assessment, which is then submitted to Heritage Western Cape after public participation for consideration. The environmental authorization will only be processed by the Department of Environmental Affairs once Heritage Western Cape has given the comment on the HIA in terms of the National Heritage Resources Act No 25 of 1999 Section 38(8) . 2. The engineering reports are undertaken to determine whether the municipality has capacity to service the development, and the shortfalls are then calculated as a bulk infrastructure contribution levy, which the developer needs to pay for the relevant upgrade. The contribution and the upgrades will be finalized during the Town Planning Municipal Application. 3. As above 4. The GLS Services & Engineering report was included under Appendix G12 of the basic assessment report, which was distributed to the public. 5. The Traffic Impact Assessment acknowledges that there are not trip rates specified for wedding venues in terms of the COTO TMH17 Trip Data Manual (Western Cape Government Department of Transport) and therefore conference facility was applied to cater for any traffic that may be generated by the wedding venue. 6. The NEMA Impact Assessment Application has	

	2. The applicant's own engineering report states that Riebeek Kasteel has insufficient reservoir storage capacity to accommodate the development. 3. The required water and sewer infrastructure upgrades are substantial and are not shown to be funded, programmed or legally secured. 4. The WCDM bulk-water capacity analysis referred to by GLS is not included in the application documents 5. The Traffic Impact Assessment does not assess the events/wedding venue at its likely operational peak and does not adequately resolve the R311 access issues. 6. The specialist reports appear to model different versions of the development. 7. The Need and Desirability motivation is outdated and not properly aligned with Alternative 4. 8. Solid-waste capacity confirmation is conditional and outdated. I request that the competent authority refuse the application in its current form, or at minimum defer any decision until the missing and updated information identified below has been provided for public review. **3. Heritage:** HWC final comment on the revised HIA is not shown Heritage is a central issue in this application because the site forms part of the proposed Riebeek Kasteel heritage area and is directly linked to the townscape and landscape qualities of the historic village. The HWC Final Comment on the earlier HIA, HWC case 20030413SB0603E, was strongly negative. HWC stated that: "*The Committee does not support the proposed development in its*	been ongoing since 2021 and therefore various reiterations of the specialist reports have been undertaken. The final reports will speak to the final preferred 7. The Need and Desirability Report addresses key principles surrounding need and desirability. The need and desirability aspects are also discussed in detail in the Basic Assessment Report. 8. The service confirmation was provided by the Swartland Municipality. The municipality will give the approval or refusal on the application once the environmental authorization process and heritage process have been completed. This process does further investigations regarding service availability. **3. Heritage** Note that in terms of the Regulatory process, Heritage Western Cape requires that public participation is undertaken on the Heritage Impact Assessment. The Heritage Impact Assessment was included in this round of public participation. The heritage specialist will then attend to any comments received regarding the heritage aspects. The HIA, along with the public participation proof and comments, will then be presented to the Heritage Western Cape IACOM for decision-making purposes. Only then will Heritage Western Cape issue their final comment in terms of the NHRA Section 38(8). As the 2024 HIA application was completed by HWC with a Final comment, HWC required a new application is started for the current HIA. Therefore	

	current form as it will have a major negative impact on the townscape and landscape qualities of Riebeek Kasteel and proposed heritage area." HWC also stated that: "*The HIA only complies with 1 of the 7 provisions of Section 38(3) of the NHRA…"* and that the HIA was: "incomplete and fatally flawed". Source: APP-G3c-Riebeeck-Kasteel-IACom-Working-Document_WD-DS_SB.pdf, pp. 4 and 7. The January 2026 HWC response under new case 26941CSI0105 is not a final endorsement of the revised proposal. It is a response to a Notification of Intent to Develop requiring a new HIA. Source: APP-G3b-S388-HIA-Required-Erf-878-Riebeek-Kasteel.pdf. The April 2026 HIA itself states that once HWC Final Comment is received in 2026, the application will be submitted to DEA&DP. Source: APP-G3a-Riebeek-Kasteel-HIA-S38_8-for-Comment-Phase-Report-April-2026_.pdf, Executive Summary. The application documents therefore do not show that HWC has issued a final comment endorsing the April 2026 revised HIA. DEA&DP should not decide this application until HWC's final comment on the revised HIA has been obtained, placed in the public record, and expressly considered. **4. Water: the applicant's own report states that reservoir capacity is insufficient** The GLS Capacity Analysis in APP-G12-Services-Report-and-GLS.pdf states that the Swartland Water Master Plan criterion for reservoir capacity is 48 hours of AADD. GLS records that Riebeek Kasteel's water demand increased from 550 kL/day in 2018/19 to 1 120 kL/day in 2023/24. GLS then states that this results in current reservoir storage capacity of only 40 hours. Most importantly, GLS states: *"There is therefore insufficient capacity in the existing Riebeek Kasteel*	a NID was submitted in 2026, and the HIA will be submitted to HWC in June 2026. HWC cannot issue a Final comment on the HIA 2026 until public participation on the HIA 2026 is completed. DEA&DP will consider HWC Final Comment in their assessment of the application. 4. The developer, in the instance where service capacity is not available, will be responsible for	

	reservoirs to accommodate the proposed development." Source: APP-G12-Services-Report-and-GLS.pdf, GLS section 1.3.3. This directly contradicts any unqualified statement that sufficient water service capacity is available. The BAR should not treat water capacity as presently available when the specialist appendix says reservoir storage is already insufficient. **5. Water infrastructure upgrades are not shown to be secured** GLS identifies substantial water infrastructure required to accommodate the development, including: • a 4.5 ML new reservoir for Riebeek Kasteel at R18 039 000; and • total water infrastructure of R21 383 000, excluding VAT and major unforeseen costs. Source: APP-G12-Services-Report-and-GLS.pdf, GLS section 1.4. KLS concludes that civil engineering bulk services are "available or could be made available", but this is conditional. KLS states that support is subject to agreement between the developer and Swartland Municipality on a development contribution which "could be used towards 'reservoir infrastructure' (by others)." Source: APP-G12-Services-Report-and-GLS.pdf, KLS section 8. This means water feasibility depends on future infrastructure that is not shown in the application to be funded, programmed, approved or deliverable before occupation. DEA&DP should require proof that the necessary reservoir and supporting water infrastructure are legally and financially secured before any authorisation is granted. **6. WCDM bulk-water capacity report is missing** GLS states that the capacity of the West Coast District Municipality	bulk infrastructure contribution levies. These are calculated by the municipality on what is required either by the developer or by the municipality to upgrade any service infrastructure which cannot support the developer. 5. The final bulk infrastructure contribution levies and requirements will be determined during the town planning report and application process in consultation with the Swartland Municipality. These actions can only be put into place once there has been environmental authorization approval for the development. It is standard procedure that developers need to provide some sort of financial input into any development upgrades which might be required 6. The Engineering team considered this information to determine the service capacities and any insufficiencies and therefore the addition of the source report was not considered critical as the facts required are included in the services report 7. Comment noted: The GLS reports of standard documents for these development applications. 8. The traffic impact assessment report confirmed that the trip rates for wedding venues are not indicated in the Department of Western Cape COTO TMH17 trip data and therefore conference facility was applied to generate these. 9. The access route proposed cannot proceed until	

	bulk-water system to accommodate the proposed development is discussed in a separate report addressed to WCDM. Source: APP-G12-Services-Report-and-GLS.pdf, GLS section 1.3.2. That separate report is not included in the application pack. This is material because Riebeek Kasteel depends on the WCDM bulk system. The public and the decision-maker cannot properly assess water availability without that report and current WCDM confirmation. DEA&DP should require the WCDM bulk-water capacity analysis and current WCDM written confirmation before making any decision. **7. Sewer: bulk conveyance upgrades are also required** The application should distinguish between sewer treatment capacity and sewer conveyance capacity. GLS states that the existing 160 mm and 200 mm main outfall sewers in Pieter Cruythoff Avenue are "at capacity" and should be upgraded to accommodate additional development. GLS identifies required sewer network upgrades totalling R2 796 000. Source: APP-G12-Services-Report-and-GLS.pdf, GLS sections 2.3–2.5. The BAR should not present sewer capacity as unqualified if bulk conveyance upgrades are required. **8. Traffic: the events/wedding venue is not assessed at its real operational peak** The Traffic Impact Assessment states that the "Resort" is for a wedding venue. Because TMH17 does not contain wedding-venue trip rates, the TIA uses a conference-facility trip rate for a typical weekday AM and/or PM peak hour. Source: APP-G6a-Traffic-Report-Erf-878-Riebeek-Kasteel.pdf, section	written confirmation of provincial roads is provided. 10. The environmental impact assessment process assesses various alternative layouts which have evolved during the process in response to specialist and public comment. Therefore, they are live documents that evolve during the process. 11. Noted 12. Need & Desirability - the very first need and desirability report that was conducted with the very first layout alternative and was included in the basic assessment as a form of showing the evolution of the process. The need and desirability of the proposal as it now stands is detailed in the basic assessment report in line with the NEMA requirement. 13. Solid-waste capacity confirmation is conditional and dated – noted 14. Noted – these are matters that fall within the finalisation of the Town Planning approval and or conditional in the Environmental Authorisation, if granted.	

	4. The TIA counts were conducted on Wednesday 12 November 2025 and the assessed peaks are weekday AM and PM peaks. Source: TIA section 2.2. However, the Town Planning Report still identifies Phase 3 as the "Events and wedding venue on Erf 83". Source: APP-K-Erf-878-RK-Town-Planning-Report-210426.pdf, Phasing section. A wedding/events venue is likely to peak on weekends and during event arrivals and departures, not during ordinary weekday commuter peaks. The TIA therefore does not adequately assess the operational traffic impact of this land use. A revised TIA should assess weekend/event peak conditions, including event arrivals, dispersal, staff, deliveries, service vehicles, parking and interaction with R311 traffic. **9. Traffic: R311 access and Provincial Roads Authority approval are unresolved** The TIA proposes two access positions on the R311: Access 1 as a full access and Access 5 as a left-in only access. Source: TIA section 3. However, TIA section 6.11 states that the R311 left-in only intersection is: *"NOT ANALYSED."* The TIA also recommends that Intersection 7 on the R311 should become a 4-way stop, partly to address sight-distance issues and excessive speeds. The TIA records sight distance at this intersection as approximately 75 m northbound and more than 150 m southbound. Source: TIA sections 8 and 9. KLS makes support conditional on approval of the proposed road intersection onto Kerkstraat by the Provincial Roads Authority. Source: APP-G12-Services-Report-and-GLS.pdf, KLS section 8(iii).		

	A 4-way stop and new access arrangement on a provincial mobility road is a substantive public-road change. The mitigation should not be treated as secured unless written Provincial Roads Authority approval is included in the record. **10. Specialist reports appear to model different versions of the development** The specialist reports appear to use inconsistent development assumptions. For example, the TIA models: • Residential 1: 50 erven; • Residential 2: 24 erven; • Residential 3: 31 units; • Resort: 200-seat conference/wedding venue; and • Business 1: 1 500 m^2 GLA. Source: APP-G6a-Traffic-Report-Erf-878-Riebeek-Kasteel.pdf, section 4. By contrast, the GLS water-demand calculation models: • 100 single residential units; • 29 town housing units; • flats by area; • institutional area; and • 2 013 m^2 business/commercial area. Source: APP-G12-Services-Report-and-GLS.pdf, GLS section 1.2. These differences matter because traffic, water, sewer, waste and visual impacts all depend on the actual development yield and land-use mix. Before authorisation, the applicant should provide one consolidated final Site Development Plan and require all specialist findings to be checked against the same final assumptions.		

	11. Parking departure is not reconciled with the TIA The TIA states that parking will be provided in accordance with the Town Planning Scheme. Source: TIA section 8 and Table 4. However, the Town Planning Report requests a departure to relax the required parking on General Residential Zone 2 town-housing erven from 2 bays per dwelling to 1 bay per dwelling. Source: APP-K-Erf-878-RK-Town-Planning-Report-210426.pdf, departures section The TIA should assess and explain the parking implications of this departure, including where any displaced parking demand would be accommodated. **12. Need and Desirability report is outdated and not aligned with Alternative 4** The Need and Desirability statement in APP-J-NEED-AND-DESIRABILITY.pdf appears to be an older EnviroAfrica / Charel Bruwer document. The BAR states that Lornay Environmental Consulting took over the application in January 2025. APP-J still lists a service station as one of the development components. However, the BAR records that the fuel station was removed in later alternatives. APP-J also relies partly on Covid-era migration and remote-work trends as a growth stimulus, but does not provide a quantified housing demand assessment, retirement accommodation demand assessment, absorption analysis, or updated demographic support. The Town Planning Report quotes the Swartland SDF as saying that densification in the Riebeek Valley is “cautiously promoted”, with a Riebeek Kasteel density target of 8.5 du/ha for 2027.		

	The Need and Desirability assessment should be updated for Alternative 4 and should provide quantitative evidence for the claimed need. **13. Solid-waste capacity confirmation is conditional and dated** The Swartland Municipality services letter dated 7 December 2023 states that normal refuse will be handled at Highlands Landfill. However, it also states that Highlands Landfill is "currently undergoing construction to increase the air space", that construction is "to be completed in 2027", and that the remaining life would "then" be 20 years. Source: APP-E4-Swartland-Municipality.pdf. The BAR should not present solid-waste capacity as an unconditional present fact without updated confirmation. A current confirmation should be obtained from the relevant waste authority / landfill operator for Alternative 4. **14. Requested outcome** I request that DEA&DP refuse authorisation for the application in its current form. Alternatively, if DEA&DP is not minded to refuse the application at this stage, I request that no decision be taken until the following information has been provided and made available for public review: 1. HWC's final comment on the April 2026 revised HIA under case 26941CSI0105. 2. Proof that DEA&DP has engaged with HWC and considered HWC's final comment before decision-making. 3. A current Alternative 4-specific municipal services confirmation 4. Proof that the required water and sewer upgrades are funded, programmed, approved and legally secured before occupation. 5. The separate WCDM bulk-water capacity analysis referred to by GLS, together with current WCDM confirmation.		

	6. Written Provincial Roads Authority approval for the proposed R311 access arrangements and 4-way stop. 7. A revised TIA assessing weekend/event peak traffic for the wedding/events venue and fully analysing the R311 left-in access. 8. A consolidated final SDP, with all specialist reports checked against the same final unit counts, floor areas and land-use mix. 9. An updated Need and Desirability report for Alternative 4 with quantitative demand evidence. 10. Updated solid-waste confirmation, including the status of the Highlands Landfill airspace expansion. **15. Closing** Please acknowledge receipt of this submission and confirm that it will be included in the Comments and Responses Report and the official decision-making record. Yours faithfully, Peter Pistorius 20th May 2026.		
Mare Scott	**Email dated 22 May 2026** Subject: Questions and Concerns Regarding the proposed Springbok Hill Development Dear Sir/Madam, We are long-standing residents whose property directly borders the proposed Springbok Hill development. Our home has formed part of this community for many years, and we respectfully request clarification on several matters before the development proceeds further. Our primary concerns are outlined below: 1. Security What security measures are proposed along the boundary between the development and the adjoining residential properties? We are particularly concerned about the safety, security, and protection of existing homes bordering the development. 2. Privacy	1. Security - basic boundary infrastructure will be 2. Privacy – noted 3. Construction activities will be conducted as per normal building procedures. 4. Please refer to the final site plan for the detailed information. 5. Please see urban design and architectural reports confirming the information relating to the heights of buildings. Buildings are limited single-, single with habitable roof space-, or double storey only. A summary of permitted storeys and heights has been included on page 6 of the Architectural Guidelines for clarification and ease of reference. 6. Noted	22/05/26

	Will the proposed development have any impact on the privacy of neighbouring properties, particularly in relation to outdoor living spaces and swimming pool areas? This remains a significant concern for us. 3. Structural and Foundation Impact Has any assessment been conducted regarding the potential impact of nearby construction activities on the foundations and structural integrity of existing homes adjoining the site? 4. Density of Development How many residential units or houses are planned directly behind our property? 5. Height of Buildings There has been discussion of a six-storey building forming part of the development. We would appreciate confirmation of this, as such a structure could have a considerable impact on the surrounding residential environment, including views, privacy, and the overall character of the area. 6. Developer's Track Record Could information please be provided regarding previous developments undertaken by the developer, including: - Which developments have been successfully completed - The scale of those projects - The duration required for completion While we are not necessarily opposed to the development, we would appreciate clear and transparent responses to these important questions so that neighbouring residents may better understand the potential long-term impact on our homes and quality of life. There is a wetland behind our house, we have added French drains on plot 878		

	The road Fontein street, will be a huge bottle neck, at times we cannot get into our driveway with cars parked on the opposite side of the road. It's a narrow road. No pavements, we have to walk in the road with oncoming traffic and cars parked. Kind regards, Mr and Mrs WK Scott 0722267700		
A.R McQueen	Email dated 25 May 2026 Dear Michelle I am a interested and affected party regarding Springbok heights and your latest EIA. I have serious reservations on several points. 1. Site inspection only done on one day 20 Feb 2025 at height of summer dry season 2. Wetland condition could not be properly assessed. 3. Storm water inadequately addressed. Flood line calculations should not fall outside scope of report: serious omission 4. Absence of proper NEMA regulations assessment. 5. Plus several other issues. Extension period for comment on EIA should be extended for at least another week. Only a published a week ago for comment.| I look forward to your reply A R McQ;ueen.	1. The freshwater specialist uses professional techniques and augering to determine the wetland. This technique is based on soil profiles rather than wetness at the time or season. 2. As above 3. please refer to the stormwater report for further information. 4. The Basic Assessment has been conducted in line with the National Environmental Management Act. 5. Noted	25/05/26

	14 Main Street Riebeek kasteel.		
Catherine Stuart	**Email dated 25 May 2026** Hi Michelle I wish to formally raise concerns and request clarification regarding the proposed Spring Bok Hill development in Riebeek Kasteel, particularly as a neighbouring property owner at **21 Fontein Street**. While I am not necessarily opposed to development, I believe neighbouring residents deserve clear, transparent information regarding the long-term impact on our homes, safety, privacy, infrastructure, and quality of life. My concerns are as follows: 1. Security What security measures are proposed along the boundaries between the development and adjoining residential properties? We are particularly concerned about: • The safety and security of existing homes bordering the development • Boundary access points and prevention of trespassing • Lighting, fencing, surveillance, and access control measures • Potential increased risk of crime during and after construction Residents require reassurance regarding how neighbouring properties will be protected.	1. Security - basic boundary infrastructure will be 2. Privacy – noted 3. Construction activities will be conducted as per normal building procedures. 4. Please refer to the final site plan for the detailed information. 5. Please see urban design and architectural reports confirming the information relating to the heights of buildings. Buildings are limited single-, single with habitable roof space-, or double storey only. A summary of permitted storeys and heights has been included on page 6 of the Architectural Guidelines for clarification and ease of reference. 6. A site-specific Traffic Impact Assessment was undertaken to determine the impact of the proposed development. 7. Water Supply and Municipal Infrastructure Capacity - See Appendix G12 of the Basic Assessment Report, Results-specific and Municipal-specific Engineering reports and Capacity analysis have been undertaken. 8. Developer's Track Record - Noted	25/05/26

	2. Privacy and Visual Impact Will the proposed development impact the privacy of neighbouring homes, particularly outdoor living spaces, gardens, and swimming pool areas? This remains a significant concern, especially regarding: • Proposed **double-storey buildings directly behind our property at 21 Fontein Street** • Overlooking into neighbouring homes and private outdoor areas • Loss of privacy due to elevated structures • The height and placement of walls proposed between existing properties and the new development • The visual impact these structures may have on surrounding residential properties We request detailed information regarding building placement, boundary walls, and measures to protect neighbour privacy. 3. Structural and Foundation Impact Has any assessment been undertaken regarding the potential impact of construction activities on the foundations and structural integrity of neighbouring homes adjoining the site? Construction of this scale may involve excavation, heavy machinery, vibration, and changes in drainage patterns, all of which could affect existing properties. Residents would appreciate information regarding: • Geotechnical assessments • Risk mitigation measures • Liability should structural damage occur		

	4. Density of Development How many residential units or houses are planned directly behind our property? The density of development may significantly affect: • Traffic • Noise levels • Privacy • Pressure on existing infrastructure • The residential character of the area 5. Height of Buildings There has been discussion regarding a **possible six-storey building** forming part of the development. We request confirmation as to whether this is accurate. A building of this height could have considerable impact on: • Existing views • Privacy • Sunlight and shading • Property values • The overall character of the surrounding residential environment Clear information regarding maximum building heights is essential. 6. Traffic and Road Infrastructure Concerns – Fontein Street Fontein Street is already a **narrow road with no pavements**, creating challenges for both vehicles and pedestrians.		

	Current issues include: • At times, residents cannot access their own driveways due to vehicles parked opposite • Pedestrians are required to walk in the roadway alongside moving traffic • Parked vehicles and narrow access create congestion and safety concerns Additional development could create a substantial **traffic bottleneck**, increasing: • Congestion • Parking pressure • Risks to pedestrians • Difficulty accessing existing homes • Emergency vehicle access concerns Has a traffic impact assessment been conducted, and what measures are proposed to address these challenges? 7. Water Supply and Municipal Infrastructure Capacity Has an assessment been conducted regarding whether existing **water supply and municipal infrastructure** can adequately support the additional residents associated with this development? Residents are concerned about: • Whether current water infrastructure has sufficient capacity • The potential impact on water pressure and availability for existing households • Increased strain during drought periods or water restrictions • The long-term sustainability of water resources in the area • Whether upgrades to municipal infrastructure will be required		

	before approval of the development We request transparency regarding studies undertaken to assess the development's impact on local water supply and municipal services. 8. Developer's Track Record We request information regarding the developer's previous projects, including: • Which developments have been successfully completed • The scale of those developments • The duration required for completion • Any comparable projects involving residential areas This information would assist neighbouring residents in understanding the likely timeline, impact, and delivery standards associated with the proposed development. In closing, while we are not necessarily opposed to development, neighbouring residents require transparent responses to these important questions in order to properly assess the potential long-term impact on our homes, privacy, safety, infrastructure, and quality of life. We respectfully request detailed clarification on the above concerns before any approvals proceed. Yours faithfully, **Catherine Stuart** Resident, **21 Fontein Street** Riebeek Kasteel		
Ansie	**Email dated 26 May 2026** Het Vlock Casteel is situated on Môrester farm, directly adjacent to	Comment Noted	26/05/26

	the parcel of land that has been earmarked for the proposed **Springbok Hill** development. **AGRI-TOURISM ON MÔRESTER FARM** Môrester farm has been in the Vlok family since 1958 and is currently jointly owned by Johan Vlok (Snr) en Johan Vlok (Jnr). The agri-tourism of the family business was added in 2000 and has been continuously developed since then. This sector of the Het Vlock Casteel operations is driven by Ansie Nigrini (daughter of Johan Vlok Snr) and Ansie Vlok Snr in an advisory role (wife to Johan Vlok Snr) and consists of three departments: 1. A wedding venue, managed by Ansie Nigrini. 2. A commercial shop that is open to the public, selling olives, preserves and related products. 3. A production department where the products that are sold at the shop are made from fruit that is grown on the farm. This operation alone provides a stable income for 12 employees, who are the main breadwinners for 12 families in the Riebeek Valley area. **TOURISM IN THE RIEBEEK VALLEY** The tourism industry in the Riebeek Valley only really started to gain traction from 2000 onwards, mainly due to the Riebeek Valley Olive Festival that was launched in that same year. Before this time, the twin hamlets of Riebeek Kasteel and Riebeek West were typical small towns. Renewed interest in the valley attracted new residents, who purchased property or built new houses. To this day, one of the main attractions of the 'valley lifestyle' is the scenic beauty of the towns, that are surrounded by the green vineyards, orchards, trees, and wheat fields tended by farmers in the region. Most of these farms have been in the same families for generations.		

	Modern-day farming poses a variety of challenges and many families have had to develop new income streams, many of which are focused on Agri-tourism. Many Riebeek Valley residents, farming establishment and tourism role-players have worked very hard for many years to nurture and establish the existing businesses that serve these communities today. **CONCERNS REGARDING THE PROPOSED DEVELOPMENT** Although we welcome the proposed retirement village and residential component that forms part of the Springbok Hill development, we would like to raise the following points with regard to the wedding venue and farm stall and the planned road from Fontein Street, that are also included in the plans, for the following reasons: • **The wedding venue** will further saturate an already saturated market. • **The farm stall** will have a negative impact on already established businesses on the doorstep of the development. • **The planned road** from Fontein Street leading to the development will add much more pressure on a street that can already not take all the traffic passing through. **THE WEDDING VENUE** The Riebeek Valley already has 8 established wedding venues. (Groenrivier, Riebeek Valley Hotel, Café Felix, Royal Hotel, Het Vlock Casteel, Delsma Farm, Meerhof and Mura at Eight Feet). Currently, the amount of accommodation offered by the guesthouses and hotels in and around the two towns stands at approximately 500 beds – when all of the wedding venues are booked there is seldom enough space to accommodate the influx of guests. Additionally, the proposed venue will be located adjacent to an established venue, and the location thereof right next to a retirement community seems strange. Another wedding venue makes no sense at all, when the existing wedding		

	venues are already struggling to make a living. **THE FARM STALL** What is the purpose of the farm stall? What will the farm stall be selling? We understand that this whole development is aimed at the HIGH LSM group (8 – 10), people that have a higher income and more to upper class people. How is a farm stall going to fit into this picture? There is quite a few businesses near the development that manufacture their own products and then sell it. Het Vlock Casteel is known for producing 150 different products, made by hand, bottled by hand and labelled by hand. Their range includes fruit jams and fruit chutneys, fruit preserves, ice cream sauces, Olives, Olive Products and Extra Virgin Oil. They also sell the fresh fruits, when in season, that is being harvested on the farm, Môrester. The fruits include: table grapes, peaches, nectarines, plums, naartjies and oranges. Olive Boutique, just opposite Het Vlock Casteel, do their own olives and produce Extra Virgin Olive Oil and an amazing skin range made from Olive Oil. Kloovenburg just around the corner from Het Vlock Casteel, is known for their estate wines, olives and olive oil as well as their skin range made from olive oil. Kloovenburg also sell grapes and figs, when in season. When one is making your way to Malmesbury, you will find Nuwe Plaas Padstal on your right handside. This is a farm stall, as one would know a farm stall. Het Vlock Casteel, Kloovenburg and Olive Boutique is al businesses that offer something unique to their clientele. **THE PLANNED ROAD** The planned road from Fontein Street to the development does not make sense at all. At this stage Fontein Street already have too much traffic as it is, with 3 restaurants situated in Fontein Street as well as people whose houses is in Fontein Street. Most of the residents living in Fontein Street is so fed up, because sometimes they can't even get		

	to their homes, due to all the cars always parked in the street, people visiting the restaurants. How much more traffic can this one street take?		
Martha Strydom (DEADP)	**Email dated 26 May 2026** **COMMENTS ON THE PROPOSED REZONING AND SUBDIVISION FOR A MIXED-USE DEVELOPMENT ON ERF 878, RIEBEEK KASTEEL, SWARTLAND MUNICIPALITY, DEA&DP REFERENCE NUMBER 16/3/3/1/F5/20/2001/25.** **1. PURPOSE** To provide comments in terms of the National Environmental Management Act, No. 107 of 1998 (as amended) and associated Environmental Impact Assessment Regulations (as amended), 2014 on in Process Basic Assessment Report submitted to the Sub-Directorate: Waste Management Planning on 14 March 2025. **2. BACKGROUND** Lornay Environmental Consulting (Pty) Ltd was appointed by Silver Solutions 3371 cc (herein after referred to as the applicant), to undertake the Basic Assessment process and associated environmental impact assessment (EIA) process for the proposed rezoning and subdivision for mixed use development on Erf 878, Riebeek Kasteel, Swartland Municipality. This Basic Assessment deals with the proposed establishment of a mixed development of single residential, town houses, a retirement village and frail care, apartments, retail facilities, internal roads and open spaces. **3. DISCUSSION AND RECOMMENDATIONS** The Directorate: Waste Management, previously commented on the Draft Environmental Impact Assessment Report (signed on 04 April 2026) with recommendations to be included in the Environmental Management Programme (EMPr). All recommendations have been addressed in the EMPr, except the following requirement as set out		26/05/26

	below. Please incorporate the comment with respect to the proposed activity in the EMPr. 3.1. The applicant must follow the waste management hierarchy and start with avoidance of the generation of the waste prior to waste minimization. The applicant must ensure that all waste generated during the construction process be separated into the different waste streams for recycling purposes prior to removal by a reputable contractor from the construction site and disposed of at an appropriate licensed landfill facility. Please contact the Sub-Directorate: Waste Management Planning should you have any enquiries regarding these comments. Yours faithfully	3.1. Noted – No further action required.	
Ismat Adams (Cape Nature)	**Email dated 26 May 2026** **RE: Proposed Mixed Use Development on Erf 878 Riebeek Kasteel Malmesbury RD** DEA&DP Ref: 16/3/3/1/F5/20/2001/25 Herewith comment on this application. 1. It is agreed as per the botanical assessment that the vegetation community on site is no longer Swartland shale renosterveld but instead the site has been highly degraded by agricultural activity such that only pioneer shrub species are present on site. Note that as per the 2023 WCBSP the areas of vegetation were mapped CBA, but based on the botanical specialist's groundtruthing of the site and its highly degraded nature the CBA objective on site has already been undermined, such that the development should not impact the management objective. 2. In the SSVR please provide motivation regarding the alignment of habitat on site with the listed screening tool species to indicate whether appropriate habitat may be present on site or other factors that may indicate that these species could be present on	1. Noted 2. Noted – to be updated	26/05/26

	site. Faunal mitigation measures such as search and rescue, and mitigation measures to limit mortality of fauna on site should be included in the EMPr. 3. Alternative 4 is supported as per the freshwater specialist as this alternative will have the least impact on the two seep wetlands on site and the watercourse on the northern boundary of the site. It is supported that the wetlands are incorporated into the proposed development and zoned conservation-use for longer term protection. The wetlands on site also need to be rehabilitated, which is also included in the aquatic assessment and it is therefore recommended that a rehabilitation plan be included in the EMPr that includes the rehabilitation methodology to ensure rehabilitation is implemented properly and mitigation can be realised. The aquatic assessment is supported, all mitigation measures and recommendations must be implemented. CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received. Kind regards, Land-Use Scientist: Landscape West Conservation Operations	3. Request for Rehabilitation Plan as part of the EMPr is noted.	
William Pulles on Behalf of **Riebeek Valley Ratepayers Association**	**Email dated 26 May 2026** **Notice of commenting opportunity on the In-Process Draft Basic Assessment Report for the proposed mixed-use development on the subject property – PPP5 DEA&DP Ref No. 16/3/3/1/F5/20/2001/25** This letter serves as our summary input to the In-Process Draft Basic Assessment Report (and in particular, the various specialist reports), submitted by you on 23 April 2026. **1. CONSULTATION BETWEEN RVRA AND DEVELOPER TEAM** It is pertinent to point out and to highlight in the relevant EIA and HIA documentation, that the revised mixed-use development which is the subject of this BAR, is the result of fairly extensive discussions	1. Noted	

	between the developer and his team of specialists on the one hand and the Riebeek Valley Ratepayers Association (RVRA) which is also the appointed HWC Conservation Body for the area, together with its team of specialists on the other hand. These communications commenced in late August 2025 and the final joint meeting was held on 14 May 2026. The joint discussions were preceded by a letter directed from the RVRA to Mr A Geldenhuys (representative of the Developer) on 8 September 2025, which set out the RVRA's principle position regarding the original development that was the subject of the March 2025 BAR and what needed to be achieved in order to reach a position of joint agreement. This letter is attached as Annexure A to this letter. Extensive productive discussions took place between the two groups of specialists, leading to the RVRA being able to address a second letter to Mr Geldenhuys on 17 November 2025 – see Annexure B to this letter. After our final meeting that took place on 14 May 2026, we remain in a position **to give our support** to the proposed mixed-used development, subject to concerns primarily relating to engineering and infrastructure issues as set out in detail in a separate report compiled by one of the specialists on our team – Mr Barry Coetzee – attached as Annexure C to our letter. We specifically request that appropriate paragraphs emphasizing the productive negotiations and discussions that took place between the Developer and the RVRA as summarized in the above paragraphs be added into the BAR and also into the HIA (Section 1.7: Public Participation Process). This addition will strengthen the acceptability of the proposed development with both DEADP and HWC and more than adequately emphasizes the extent of consultation and public participation that was involved in this revised development plan. I must emphasize, however, that while the RVRA supports the proposed development, subject to the issues raised in this letter, this support does not preclude individual residents from registering	The HIA is updated to reflect the detailed level of engagements between the RVRA, applicant and the project team members.	

	individual objections in their own private capacity. **2. SPECIFIC ISSUES WITH THE BASIC ASSESSMENT REPORT AND/OR SPECILAIST STUDIES ATTACHED AS ANNEXURES TO THE BAR.** We wish to make the following comments on the BAR and/or its specialist reports included as Annexures: 1. **Architectural Guidelines**: Section 1.1, bullet point 6 – where revisions to the architectural guidelines are proposed, the approving body should be the RVRA and not HWC. The RVRA is the registered Conservation Body with HWC and the RVRA is also in the process of finalising Architectural and Development Guidelines for the Riebeek Valley. For the remainder of the document, we agree with the principles and processes set out in this guideline and our support is conditional on these guidelines not being altered between now and the establishment of the envisaged SSHOA. 2. **Architectural Guidelines**: General – we would request that the height restrictions for each of the different zones be defined in metres and not only in storeys (this is open to varied interpretation), in order to be specific. We also would request the insertion of the principle that no building may be constructed to a height where the apex of its roof obstructs the sight lines from the R311 towards the church steeple. We also request the developer and his planners to propose a mechanism to "lock in" these restrictions, such as for example including these limits in the individual title deeds. This is in keeping with the recommendations of the VIA. Subject to incorporation of the recommendations made in points 1 and 2 here, we support the Architectural Guidelines. 3. **Heritage Impact Assessment:** Section 1.7 Public Participation Process – we request that this section be updated to incorporate the process set out and described in Section 1 above. We also request that the Riebeek Valley	2. 2.1. Comment is noted, however until the RVRA have approved architectural guidelines, it is recommended that HWC approve future changes to the site's architectural guidelines. All applications to HWC will require comment from the RVRA. 2.2 ARCHITECTURAL GUIDELINES In respect of building height clarifications in meters, a summary table has been added to page 6 of the Architectural Guidelines. Refer to pages 15 – 18 of the Urban Design Report to demonstrate sight lines from the R311 towards the Church Steeple. Title Deed: It is suggested that the height restrictions be specified in the (1) conditions of approval, (2) the architectural guidelines as well as the (3) title deed conditions and on request to the municipality be required to be written into the title deed. The Developer can also in conjunction with the Conveyancing Attorney instruct that such conditions be incorporated in the subject title deed. In South Africa, a title deed holds the ultimate legal authority for property ownership. It is the conclusive, officially registered proof of who owns a	

	Ratepayers Association (RVRA) be specifically named rather than using the generic term of "civic". It should also be noted that Section 2.5 incorrectly refers to the Riebeek Kasteel Ratepayers Association instead of the Riebeek Valley Ratepayers Association – this needs to be corrected. 4. **Heritage Impact Assessment:** Table 2- This table which summarizes the proposed planning application with proposed building restrictions for each individual zoning type, should incorporate metres (not just storeys) for height restrictions, with specific limits on not interfering with sight lines as set out in our point 2 above. Subject to these corrections, and incorporation of corrections that relate to the other specialist reports that are referenced / summarised in the HIA, we support the HIA. 5. **Heritage Impact Assessment:** General – We agree with the decision in the HIA that the whole site be considered as being of Grade IIIA significance. This is the exact position that we adopted in our response (dated 13 March 2025) to the earlier 2024/2025 HIA and is also consistent with the recorded decision of the HWC IACOM Minutes of 13 August 2025. We also record our full support for all comments and recommendations made in these minutes of the 13 August 2025 HWC IACOM meeting. 6. **Urban Design Report:** General – We request that a particular concept and principle be highlighted in this report to unambiguously confirm that there will specifically be no traffic connection between Church Street (R311) entrances and the Fontein/Kloof Street entrances. Subject to these corrections, we support the Urban Design Report 7. **Visual Impact Assessment**: General – we agree with the VIA, its conclusions and recommendations. 8. **Traffic Impact Study:** General – Our concerns with this report are also briefly mentioned in Annexure C to this letter. We request that this report also very specifically mention and take into consideration, the fact that there should be no ability for vehicles to travel from the R311 through the	property, ensuring that their rights to the land or home are recognized, protected, and enforceable by law meaning that prescribed conditions need to be adhered to apart from those enforced by a local authority. 2.3 HIA is finalised with the comments for PPP section. 2.4 Updated 2.5. Comment noted 2.6 Noted and updated 2.7. VIA – No further action required 2.8. Traffic Engineer to comment 2.9. Traffic Engineer to comment 2.10. Engineering Team to comment 2.11. Engineering Team to comment 2.12. Engineering Team to comment It is understood that the argument will be for not having through traffic from the R311, although comment made that Fontein Street are under constraints, how else should development traffic then access the site? If all development traffic that is external make use of Main Street as access to the site, then that intersection will highly likely need to be signalised. Tourism traffic does not form an argument for not having access through the development. Would traffic from the north along the R311 not in any case make use of Main Street? This can be looked at in further detail, question is what is the reserve for Fontein Street, can it be widened to allow traffic calming etc. Maybe the proposal of another access off Main Street across	

	development and then access either Kloof or Fontein Street access points. This is critical for two reasons. Firstly, it is particularly critical to limit the traffic volume to/from the development into Fontein Street, which is under severe constraints already. Secondly, in support of the key principle to retain the viability of RK's unique CBD, it is important that all tourist traffic enter the village through Main Street and not through the new development. 9. **Traffic Impact Study:** General – We have a strong concern about potential traffic problems that will arise in Fontein Street and believe that the TIS does not adequately address this issue. While we are unable to propose a definite alternative to the access point in Fontein Street, we consider it critical that hard design interventions are designed and built into the development to obtain an equitable split between traffic volume entering through Fontein Street and through Kloof Street. We also believe that traffic flow interventions need to be made along Fontein Street, such as, for example, restricting all parking in Fontein Street itself and/or consideration of making Fontein Street a one-way Street (from south to north) in order to prevent bottlenecks and congestion in Fontein Street. These specific recommendations have not been tested with the residents in the affected portion of Fontein Street (between van Riebeek Street and Plein Street) and these parties should also be specifically and individually consulted before any interventions are finalised. 10. **Civil Engineering Services Report:** Stormwater – See Annexure C for more detail. In addition to the detailed review set out in Annexure C, we must agree that the groundwater component needs to be properly considered in this context. During the wet winter months when storm events are most likely to occur, the lower NE portion of the site will contribute groundwater seepage into the attenuation facilities and will not be capable of serving as a sink for groundwater as appears to be assumed in the report. We	from Maree Street, will alleviate some pressure along Fontein Street. The proposal of making Fontein Street one-way is an option but then one-way north up to Main Street. Therefore, development traffic will make use of Sarel Cilliers Street. It can be looked at, but then the development and the CBD may still need an alternative off the R311. **However, the final Traffic details will be finalised during the town planning application phase.**	

	also specifically highlight the recommendation made in Annexure C that a geo-drain be constructed to intercept seepage that could otherwise affect the Fontein Street properties and to then direct this intercepted seepage to the attenuation facilities in the NE corner of the site. 11. **Civil Engineering Services Report:** Potable Water – See Annexure C for more detail. We specifically address this issue in substantial detail in Annexure C. The letter from the municipality (dated 7 December 2023) where the municipality confirms its ability to accommodate the water demand of the development is rejected as being misdirected. The issue at hand is not the bulk water allocation but the ability of the potable water infrastructure to supply the water to the development without negatively impacting the existing village. The infrastructure as of 7 December 2023 and even as of today 26 May 2026 is NOT CAPABLE of supplying this demand and the letter is therefore rejected. The detailed discussion presented in Annexure C adequately addresses the problem and the solution and we require this to be incorporated into the Engineering Services Report. 12. **Civil Engineering Services Report**: Sewage – See Annexure C for more detail. We specifically address this issue in substantial detail in Annexure C. The letter from the municipality (dated 7 December 2023) where the municipality confirms its ability to accommodate the sewage of the development is rejected as being misdirected. The issue at hand is neither the hydraulic nor the organic capacity of the WWTW, but the ability of the existing sewer infrastructure to convey sewage from the development to the WWTW without negatively impacting the existing village. The infrastructure as of 7 December 2023 and even as of today 26 May 2026 is NOT CAPABLE of satisfying this demand, particularly during storm events when there are known and acknowledged interactions between stormwater and the sewers leading to regular overflow of the sewers into		

	private property. Swartland Municipality is 100% aware of this problem and the letter is therefore rejected. The detailed discussion presented in Annexure C adequately addresses the problem and the solution and we require this to be incorporated into the Engineering Services Report. **The above points constitute our response to the EIA and it is clear that we are generally in support of the development and that our residual concerns are with regard to traffic, stormwater, potable water and sewers – all of which are issues that need to be resolved with Swartland Municipality as the responsible authority.** We therefore request that discussions be held between the developer, RVRA and SM, before the rezoning and subdivision application is submitted in order that detailed action plans (with accompanying budgets) can be developed to be synchronised with the proposed phased development of the site. We would prefer to see some form of agreement with SM where the SM Financial Services agrees to ringfence the development levies to specifically address the infrastructure shortcomings highlighted in Annexure C, together with additional budget provisions to ensure that the necessary actions are implemented fully and timeously. We do not support the concept of leaving these issues unresolved until such time as the rezoning and subdivision application is submitted with its short 30-day timeframe. The correct and satisfactory resolution of these fundamental infrastructure / services issues needs proper consultation and planning and this should commence as soon as possible. **ANNEXURE A: RVRA LETTER DATED 08/09/2025** ERF 878, FONTEIN STREET, RIEBEEK KASTEEL, SWARTLAND Our in-person and subsequent telephonic discussions on this topic refer. Please find this letter as a first draft that still needs to be discussed and refined by the RVRA Committee members listed at the end of this letter. I confirm that the RVRA agrees to engage with you		

	and your team in good faith, in order to find a mutually agreed resolution that meets the requirements verbalized by both the RVRA and the HWC (as recorded in the minutes of the IACom meeting of 13 August 2025). The key principles that need to guide the joint discussions between RVRA and its experts on the one hand and the developer and his experts on the other hand, are as follows: 1. Mutual respect and the willingness to really listen to and engage with the views expressed by the other team; 2. A willingness to compromise significantly on the existing site development plan – not just find a way to shuffle the existing features around on the site. It may for example be necessary to completely remove certain features of the current site development plan; 3. Acceptance that the revised site development plan must make commercial sense for the developer and owners of the site; 4. A desire to compromise in order to get to an agreed end point but not at any cost. Although undesirable, it is possible that the two teams will not be able to find a mutually agreeable compromise; and 5. A final site development plan that maximizes its integration with the existing RK, becomes a tourism attraction and brings needed economic prosperity to the village without damaging the existing economy or creating a separate “suburb” of RK. It needs to flow and look like a part of RK and enhance the proposed IIIA local heritage grading for the village. The key principles that we believe need to be incorporated into a revised site development plan are contained and discussed in some detail in our following detailed prior written responses: • 6 March 2024: RE: LETTER OF OBJECTION TO PRE-APPLICATION BASIC ASSESSMENT REPORT: PROPOSED DEVELOPMENT OF A TOWNSHIP AND ASSOCIATED		

	INFRASTRUCTURE ON VACANT ERF 878 WITHIN THE URBAN EDGE OF RIEBEEK KASTEEL, WESTERN CAPE. DEA&DP REG NO 16/3/3/6/7/1/F5/20/2011/24 • 13 March 2025: 16/3/3/6/7/1/F5/20/2011/24 BAR PROCESS FOR ERF 878 RIEBEEK KASTEEL: RIEBEEK VALLEY RATEPAYERS ASSOCIATION COMMENT REQUESTED ON THE HERITAGE IMPACT ASSESSMENT REPORT FOR THE PROPOSED DEVELOPMENT ON ERF 878 RIEBEEK KASTEEL • 14 April 2025: NOTICE OF COMMENTING OPPORTUNITY ON THE IN-PROCESS DRAFT BASIC ASSESSMENT REPORT FOR THE PROPOSED MIXED-USE DEVELOPMENT ON THE SUBJECT PROPERTY. DEA&DP REF NO. 16/3/3/1/F5/20/2001/25. These three letters will be referred to in support of our comments and input to the revision of a site development plan for Erf 878. Additionally, we concur with and will refer to the decisions contained in the Minutes of the HWC IACom meeting of 13 August 2025. These IACom decisions need to be complied with in a revised site development plan. In summary, our key concerns can be summarized into the following major headings: A. VISUAL IMPACT ASSSESSMENT We consider the views from the R311 towards the town (from both sides of The Barn) to be a critical component of the cultural heritage of the village and the development must be structured in such a way that it does not negatively impact on these views. In this context, the view from RK itself towards Erf 878 is also important and we concur with the views previously expressed in the earlier VIA undertaken by Filia Visual. The outcome of this earlier VIA needs to be considered together with the later VIA undertaken by New World Associates in January 2025. The VIA report clearly states that no development should be allowed		

	above the 170m contour line to protect the apex of the hill (IACom supports this too). However, the current site development plan does not adhere to this guideline. The VIA emphasizes the importance of preserving the natural and unspoiled visual character of this prominent landscape feature, as it serves as a visual landmark for the community and surrounding areas. Any site development plan must be accompanied by sight lines from the R311 (both below and above The Barn) to confirm preservation of the sight lines and to ensure that the apex of roofs do not intrude to block the sight lines. In this context, we totally oppose the development of a commercial/retail component directly abutting the R311. B. HWC HERIGATE CONCERNS The minutes of the IACom meeting held on 13 August present a very detailed response to the proposed development which largely echoes/mirrors the earlier responses provided by the RVRA to various EIAs and the HIA that it reviewed. We concur with these minutes and the recommendation that Riebeek Kasteel as a town by accorded formal protection as a Grade IIIA heritage resource. The detailed recommendations of IACom are on record and do not need to be duplicated here. The proposed revised site development plan must find a solution that meets the key points raised in these minutes. C. COMMERCIAL DEVELOPMENT We are strongly opposed to any commercial development facing directly onto the R311 for multiple reasons, including those informed by the VIA and HIA and IACom's comments. If there is to be a commercial development on the site, it should have the following features: • It must not obstruct views from the R311 towards RK (ie it must be below the R311) • It should be of a form that integrates with the existing CBD and seeks to enhance the tourism potential of RK		

	• Consideration should be given to designing small "pods" to house unique artisanal / artistic production and retail activities that flow into the open spaces on the site. • We do not support commercial retail activities such as chain stores / supermarkets. D. INFRASTUCTURE ISSUES As residents of the town, we know and are aware of the following critical infrastructure constraints that will impact on this development or could be impacted on by the development. **Stormwater –** must all be channeled to discharge to the Krom River (not to other discharge points to further compromise an already dysfunctional stormwater conveyance system) in a controlled manner (maximum flow equivalent to a 1:10 year runoff from the undeveloped site) and must capture and retain the 1:50 post-development runoff in appropriate attenuation facilities. This should include upstream sedimentation ponds to capture silt and be cleanable to prevent gradual silting up of the attenuation facilities. The NE corner of the site is the most appropriate position for this and the outlets can be integrated into the existing wetlands. Detailed engineering / runoff calculations must be presented to calculate sizing and location of facilities and these need to be explicitly shown on the site development plan. We believe that locating the stormwater attenuation facilities at the lowest topographical point of the site will enable easy integration with and protection of the existing wetland structures that are properly delineated in the Aquatic Biodiversity Impact Assessment report prepared by the developer's consultants. **Roads** – the access route onto Fontein Street is problematic for reasons set out in detail in our response, dated 6 March 2024, to the first EIA submitted to us for review. Our concerns, formulated on 6 March 2024, have never been properly responded to. A concerted		

	effort will need to be made to address this problem and also prevent the development of a "short cut" from the R311 into the lower end of RK. The Erf 878 layout must also find a way to reflect the typical grid layout that is characteristic of RK and completely avoid the development of separate "gated" and "inward-looking" development components (such as the current townhouse component and retirement element). **Potable Water** – while Swartland Municipality is correct in referring to the fact that they have sufficient capacity within their overall water allocation to provide potable water for this development, the reality is that RK regularly suffers from constrained potable water supply, due to infrastructure constraints that prevent water being delivered and/or stored at a sufficient rate (pipeline / pumping and/or reservoir capacity constraints). These deficiencies must be rectified prior to the development being implemented in order to prevent the impacts and costs being transferred to existing RK residents. **Sewage** – While Swartland Municipality claims to have sufficient treatment capacity at its relatively new WWTW, this assertion is strongly refuted by the RVRA. While the SM claim may well be valid when considering average flows compared to plant design capacity, it is not at all valid for maximum flow conditions. It is a well-known fact (acknowledged in writing by SM in communications with the RVRA), that the sewer systems are plagued by serious cross-linkages with stormwater systems, causing the sewer conveyance systems to discharge a mixture of stormwater and raw sewage into roads and properties during significant rainfall events and to then also hydraulically overload the WWTW at the same time, leading to discharge of non-compliant partially treated sewage from the WWTW to the receiving environment. Both of these described discharges constitute illegal activities in terms of the National Water Act. The root cause of the problem needs to be resolved and will include a combination of solutions, including increasing the hydraulic capacity		

	of the lower end of the sewer conveyance system (Kloof Street and up into van Riebeek Street, possibly as far up as Hermon Rd) and finding and eliminating the points of stormwater ingress into the sewers. This needs to be addressed before the system can accept significant additional sewage flows from new development on Erf 878. **Site development complexity** – while the current site development plan contains multiple different components (retail, flats, townhouses, retirement village, larger residential component), the RVRA does not believe that this is appropriate. While RK may have many articulated development needs, it is not appropriate or desirable to try and accommodate all of these on Erf 878. The SDF clearly shows many future development nodes within the RK urban edge, where these needs can also be addressed, outside of Erf 878. For example, it is questionable whether it is desirable to include the flats and retirement village within the Erf 878 development. Alternatively, if these are retained, something else, such as the retail component needs to be removed. In summary, the RVRA reiterates its commitment to engaging with Mr Alan Geldenhuys and his consultants in order to seek a mutually agreeable revised site development plan that the RVRA can support. The timing of this cooperation is unfortunate as the RVRA Chairman – Mr W Pulles is in Europe from 3 September to 4 October. However, a committee of experts, resident within the Riebeek Valley, has been put together to engage on this matter and try and find a mutually agreeable solution. This committee comprises the following people: Barry Coetzee – Engineering and Infrastructure issues (Committee Convenor) Mark Tame – Developer and RVRA Exco member Maarten Venter – Town & Landscape planning Mike Fuller-Gee – Town planning Eugene da Silva – Architect Kevan Moses – Architect Mr William Pulles will make himself available from time to time via Teams meeting links while in Europe and will join the committee on his return on 4 October. Yours sincerely **ANNEXURE B – RVRA Letter dated 17/11/2025**		

	This letter serves to confirm that we have had a number of very productive meetings between the RVRA and its group of local experts (comprising engineers, town planners, developers and architects) and yourself and your team of consultants and experts. The key principles that served as the basis for our discussions were contained in a letter that I submitted to you, dated 8 September 2025. This letter set out a summary of our previous principal objections to the development that you were proposing and also confirmed our support and agreement with the objections raised by HWC (as recorded in the minutes of the IACom meeting of 13 August 2025). I am happy to confirm that a series of very productive meetings were held between your team and our team during the months of September and October, with a final meeting being scheduled for the end of November where our final concerns are expected to be satisfactorily addressed. To date, we believe that the revised proposals that have emanated from our discussions and the inputs from our team and your team have being extremely productive and that the current proposal that has been put forward by your team addresses both our original concerns and the concerns of HWC. Subject to satisfactory confirmation of the final issues (eg sight lines, profiles and height restrictions) that we have raised and which are due to be presented at discussed at our final meeting to be held before the end of November, we are confident that we will be able to reach a position where the RVRA will be in a position to actively support the revised development proposal to external parties such as HWC and Swartland Municipality. We will then be in a position where all our major concerns will have been addressed. I wish to thank you and your team for the positive approach that you have taken to these discussions and your willingness to seek a development proposal that has the potential to make a positive contribution to Riebeek Kasteel and to assist us in resolving current		

	potable water, storm water, sewage and traffic concerns that affect our village. I will be in a position to issue a final letter on this matter once we have had our final joint meeting at the end of the month and we are able to confirm that the final issues have been addressed. Yours sincerely **ANNEXTURE C: REVIEW OF ENGINEEERING SERVICES REPORT** Executive Summary This input is made in context of the latest Civil Engineering Services1 report, interaction with the developer and consultants in November and December 2025, information gleaned from the draft IDP 2026 of the Swartland Municipality (SM), and known infrastructure deficiencies. There is a 12-month gap between the consultant's report and the Swartland Municipality's Master Plan report. It is also noted that GLS, the SM Water Services Master Plan consultant used the 2020 Master Plan but considered most recent aspects as well. Additional comments are added after a final meeting about the development plan with the developer's representative, Allan Geldenhuys, held on 14 May 2026. No additional information is available to review if any additional work on site hydrology was undertaken since the original reports were submitted by the developer, Silver Solutions 3371 CC. The conclusions and recommendations are unchanged, with exception of the on-site attenuation storage volume that has been redesigned in keeping with the new amended site plan and inputs by the RVRA to attenuate the effects of a 1 in 50-year rainfall event. It is noteworthy that the Swartland Municipality (SM) confirmed in writing, as well as verbally that SM will not approve developments if there is insufficient bulk infrastructure or capacity to deliver municipal services. This was confirmed verbally at a Ward 3 Committee meeting held on 30 October 2025 with the objective to		

	provide input on the draft 2026/27 IDP and budget. This meeting was attended by department heads, the municipal manager, the Executive Mayor and various councilors. The recommendations that are made in the KLS report for the Civil Engineering Services, are based on the report by GLS Consulting Engineers2, SM's infrastructure Master Plan consultant. This report does note insufficient water reservoir capacity while the bulk reticulation network is also insufficient (so, supply for reticulation in RK is affected). The RVRA's upgrade comment also applies to the bulk sewer network. GLS's conclusions regarding sufficiency of network infrastructure, however, appear to be erroneous, as the existing condition of the sewer and stormwater networks and the cross-connection between these two systems will not cope with additional development combined with heavy downpours. It also states that the main outfall sewer in Pieter Cruythoff Street must be upgraded to a larger diameter pipe to handle increasing volume flows that already occur during heavy downpours. Phasing of the erf 878 development will be crucial to allow SM to complete capital work to avoid overloading in the water and sanitation services infrastructure, considering SM's position to not allow development unless the infrastructure capacity is sufficient i.e. available, operational condition or has the capacity to provide municipal services without affecting existing residents. Alternatively, it places an obligation on SM to partially approve phases in line with its own policy of only approving development when infrastructure is sufficient. 1. **Stormwater** Issues arising from the RVRA review: Stormwater management on site is a key concern of the RVRA. The key question is: has the specialist consultant considered the existing state and true capacity of the municipal stormwater (SW) drainage in the receiving environment to be able, or the context of the site in order to design for		

	the on-site attenuation to prevent the flooding of lower lying areas on-site or in the village? a) Known on-site groundwater and stormwater conditions3: Known conditions indicate the northern area of erf 878, and specifically the North-eastern corner where a spring occurs, receives a lot of water in winter. Further, the very shallow water table will prevent surface water ingress, one of the attenuation methods assumed in the report, and will instead increase surface water flow to the detention pond. The uncertainty of seasonal sub-surface water flow expressed in the consultant's report, increases the associated flood risk from saturated soils and subsequent addition to surface stormwater that will affect future property owners, and properties abutting the northern periphery, and along Fontein Street, as well as residents in certain areas of the village (the receiving environment). This will require appropriate measures such as increasing the diameter of pipes in the receiving municipal reticulation, additional attenuation and geo drains along boundary walls of existing properties in Fontein Street. The following extracts from the Civil Engineering Services report underpin the RVRA's concerns regarding the design assumptions and sufficiency of the proposed design of on-site measures to control stormwater from the developed area: • The nature of the spring is not fully understood…". • "…the surficial soils in the Northern Soil Profile would become waterlogged after periods of rainfall…" • "Subgrade preparation will be impossible at present because of the high moisture content and local free water in the surficial soils. The soils will merely pump if compaction is attempted." • "The typical profile of sandy soils over cohesive soils in the Northern Soil Profile has and will give rise to a perched water table with groundwater flow at or near the contact of the two soil types…." b. **Stormwater Drainage and Design4:** It is surprising to note that stormwater as-built information could not be sourced from the SM. GLS Consulting Engineers, the SM's Master		

	Plan consultant is an obvious source with in depth knowledge of the infrastructure which they use for planning purposes. An additional source would be the Master Plan. It is highlighted that Mark Tame, who had attended meetings in November and December 2025, had developed property in the NE corner, and provided information about a SW line upgrade his project had undertaken to connect to the bulk SW line adjacent to the NE corner. This, and the omission of known on-site flooding and conditions arising from subsurface water flow, implies it may have led to assumptions that influenced the results of calculations and design for the detention pond and other infrastructure. The proposed stormwater control measures rely on open drainage swales, complemented by underground and surface stormwater infrastructure that include a detention pond designed to control a maximum of 1 in 50-year downpour from 86.5% of the site with a release rate equivalent to a 1 in 2-year downpour5. The remainder of unattenuated flow is shown as “Emergency Overflow” via exits on Fontein Street as shown in a diagramme6 . The attenuation and control objective is to direct and manage the on-site flows and reduce downstream impacts in the village (the receiving environment) that will be created by the new development. There will be a compounding effect downstream in the village affecting Kloof Street, Main Street and beyond (Piet Retief Street, Pieter Cruythof, etc) due to the insufficient capacity of the bulk reticulation network (flagged by SM), as well as the current condition of infrastructure and cross connections with the sewer reticulation network. The RVRA is concerned that the design assumptions are not conservative enough and the proposed designs will not reduce uncontrolled stormwater impacts. A further note is that the proposed design does not have a margin that could account for the uncertainty of flow and quantity of groundwater. • External Stormwater management: “No as-built information could be provided by the local authority, nor could any		

	useable information be sourced... A proposal for additional survey input was requested...". It seems as if an additional survey was not completed (no further information). • Unattenuated flow and/ or overflow from the detention pond and swales is described as Emergency Overland Flow that must exit via escape route on Fontein Street in Appendix E. This will affect some future property owners, especially those in the North-eastern corner and along the Fontein Street properties that abut erf 878. The question is: what additional measures will be implemented to protect these abutting properties (e.g. underground geo drainage)? • The detention pond size (991m3 in the report) was calculated using assumptions that seem reasonable but ignored the fact that soils do not have the capacity to absorb additional water generated during the winter. The resulting overflow from an under designed detention pond will create flooding from erf 878 with likely downstream surface effects in Fontein Street, Main Street, and beyond. • The other relevant assumption made by the consultant is that 13.5% of the site's surface water will be unattenuated and flow via "Emergency exits" on the eastern periphery of erf 878. We believe that additional investigations should be undertaken to find ways to route the majority of this unattenuated flow into the attenuation system. 2. Municipal Water Supply Bulk water supply to RK is under pressure for two reasons –a new reservoir must be built to increase storage capacity, and the bulk supply line must be upgraded due to a known increase in demand though recent developments. The municipality is aware of this via the Master Plan, but it is unclear when either of these projects will be completed. 3. Municipal Sewer Capacity Upgrading of the bulk sewer network below Kloof Street is incomplete,		

	and it is unclear when this project will be completed. 4. SM 2027 Draft IDP – Area Plan East & Service Delivery Business Improvement Plan (SDBIP, Budget). • Area East Plan in the SM draft IDP7 acknowledges stormwater (SW) infrastructure capacity issues. It highlights the problem of cross-connections between the bulk SW and the sewerage networks in the lower RK areas, that creates overloading, flooding and pollution during heavy downpours. • It is known that the pipeline condition is also poor and under capacity to meet demand, which exacerbates flooding problems. • The SM draft 2026/27 – 2028/29 budget contains a capital funds provision of R550 000 for stormwater capital projects in the RK SW system, but it is uncertain what this is for or what the approval status is, when a tender will be issued, and when the work will start. • For water capital projects there are provision of R4 000 000 for Water network Upgrades and Replacements, R800 000 for PRVs flow control metering and water augmentation R800 000 for Bulk Water Infrastructure emergency spending. • For the Swartland Bulk Water Supply System S2.1 Kasteel Berk to Riebeek (D-line) Phase 1 there is a provision of R2 500 000. • For Sewerage services there is R6 000 000 allocated for Pipe Replacement of Obsolete Infrastructure. • These are limiting factors that influence the extent of approvals that SM can authorise in the short term for the project in terms of its own principles. **Comment on Report by GLS Consulting (Pty) Ltd, Water Services Master Plan Consultants of the Swartland Municipality8** The RVRA notes with concern items from the GLS report in Appendix E of the Civil Engineering Services Report by KLS, noting that		

	implementation of SM master plan items SRkW.B1, SRkW.B2, SRkW.B3, SRkW1.2, SRkW1.3 & SRkW2.1 are proposed in order to augment service capacity for water supply in Riebeek Kasteel. 1. Water distribution and storage a) Water Distribution System (Bulk system): There is sufficient capacity in the existing Riebeek Kasteel water reticulation system to supply the proposed development on Erf 878 with sufficient water pressure and fire flow. b) Bulk water supply: The 150 mm Ø pipe (from Riebeek West to Riebeek Kasteel) is being upgraded (so-called D-line) due to flow problems to Riebeek Kasteel, of which the project status is unknown. c) Reservoir capacity: There is insufficient capacity in the existing Riebeek Kasteel reservoirs to accommodate the proposed development. A capital project is underway but the status is unknown. In other words, the supply of potable water to the development is not dependent on the availability of the resource, but could be constrained by the completion of bulk infrastructure upgrades, notably the Riebeek Kasteel Lower Reservoir and support projects, as well as the bulk supply line upgrade. This implies careful phasing of the development. The report clearly states that the sewer services cannot be supplied until capital projects to augment capacity are completed. 2. Sewer: The existing 160 mm Ø and 200 mm Ø main outfall sewers in Pieter Cruythoff Avenue (from the bottom of Kloof Street towards the railway line) are at capacity and should be upgraded to larger diameters to accommodate any additional development within the upstream drainage area. Supply of sewer services to the development will be constrained by the completion of master plan items SRkS1.2 and SRk1.3 to augment capacity within the existing Riebeek Kasteel bulk sewer system in order to fully accommodate the proposed		

	development and other future developments in the area. It is notable that neither GLS nor the Swartland Municipality comments on stormwater infrastructure and capacity while there are known problems in the low-lying areas of Riebeek Kasteel that arise during heavy downpours due to poor condition, inadequate capacity and cross connection issues with the sewer system. **Comment on Swartland Municipality letter regarding support for the development [9]** The letter regarding the developer's application for rezoning, consent use and subdivision of erf 878 Riebeek Kasteel states that the municipal engineering services in Riebeek Kasteel for: • Water: The additional demand can be accommodated as availability of bulk water is confirmed. • Sewer: For the anticipated flow and organic loading from the development can be treated, as there is sufficient treatment capacity at the Riebeek Valley WWTW; and • Solid Waste: The Highlands landfill's capacity where normal waste will be disposed is being upgraded with a projected remaining life of 20 years, indicating the development is supported. However, the SM letter is silent about the caveats contained in the municipality's Master Plan consultant, GLS Consulting (Pty) Ltd, as quoted in the Civil Engineering Services report. It also omits any comment about the current infrastructure status, which is currently interrupting services or has impact implications for residents, economy or environment. The ability of SM to support the development is not dependent on bulk supply or bulk treatment capacity, but rather on the deficiencies in the delivery/collection infrastructure as discussed above. This letter of support is also silent on stormwater services and infrastructure, which is one of the key concerns of the RVRA.		

	5. Transport Impact: a) The additional work on the proposed development's traffic impact was done via a follow up Transport Impact Study10 . The additional TIS is unclear and confusing in some respects, as it does not reference the original drawings or key used to mark exits/entrances (Fig.3) of the 2021 TIS. E.g. Intersection 7 (per the amended report) is referenced in the latest report's text, but not on amended Fig.3 of the 2021 report, which uses RD1 – RD4 to identify exits/ entrances, but has no intersection references. The consultant should update this for general clarity. b) The TIS notes approval by SM and the Western Cape Roads Authority, but it is not clear if these approvals have been given. **6. Electricity Demand:** There is no indication of whether the demand for this service was assessed and what the supplier's response is. This would include supplying power to dwellings, commercial buildings and for street lighting. **Extract from Appendix E: GLS Report (Civil Engineering Services Report)** The request by Mr Johan Malherbe of KLS Consulting Engineers regarding comments on the bulk water and sewer supply of the proposed development (proposed mixed-use development on Erf 878, Riebeek Kasteel), refers. This document should inter alia be read in conjunction with the Water Master Plan (performed for the Swartland Municipality) dated June 2020 and the Sewer Master Plan dated June 2020. **1 Water Distribution System 1.3.1 Reticulation System:**		

	The existing water reticulation system of Riebeek Kasteel has sufficient capacity in order to supply the proposed development with sufficient domestic and fire flow supply. **1.3.2 Bulk supply** The Riebeek Kasteel water system is supplied with bulk water from the West Coast District Municipality's (WCDM) bulk system… [via] a dedicated 200 mm Ø pipe (to Riebeek West) and 150 mm Ø pipe (from Riebeek West to Riebeek Kasteel). The latter pipe is being upgraded due to flow problems to Riebeek Kasteel, which is a project of which the status is unknown. **1.3.3 Reservoir capacity** There is therefore insufficient capacity in the existing Riebeek Kasteel reservoirs to accommodate the proposed development. It is therefore proposed that the new Riebeek Kasteel Lower reservoir and supporting infrastructure is implemented in order to accommodate the proposed development [R21 383 000 project, excluding VAT: **1.5 Minimum items required** There is sufficient capacity in the existing Riebeek Kasteel water reticulation system to supply the proposed development on Erf 878 with sufficient water pressure and fire flow. Riebeek Kasteel, however, has insufficient reservoir storage capacity to accommodate the proposed development and the implementation of master plan items SRkW.B1, SRkW.B2, SRkW.B3, SRkW1.2, SRkW1.3 & SRkW2.1 are proposed in order to augment reservoir storage capacity for Riebeek Kasteel. **2. SEWER NETWORK** **2.3 Present situation:** The existing sewer reticulation system from Erf 878 to the main outfall sewer in Pieter Cruythoff Avenue has sufficient capacity in order to		

	accommodate the proposed development within the existing Riebeek Kasteel sewer system. The existing 160 mm Ø and 200 mm Ø main outfall sewers in Pieter Cruythoff Avenue (from the bottom of Kloof Street towards the railway line, as indicated on Figure 3 attached) are however at capacity and should be upgraded to larger diameters in order to accommodate any additional development within the upstream drainage area. **2.5 Minimum items required** The minimum items required to accommodate the proposed development in the existing Riebeek Kasteel sewer system are master plan item SRkS1.2 & SRkS1.3 in order to augment capacity within the existing bulk sewer system.		

3.7. Comments received during PPP 4

Western Cape Government

Department of Environmental Affairs and Development Planning
Rondine Isaacs
Directorate: Development Management, Region 1
Rondine.Isaacs@westerncape.gov.za | Tel.: 021 483 4098

REFERENCE: 16/3/3/1/F5/20/2001/25
DATE: 18 March 2025

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

Attention: Mr. Rian Geldenhuys/Mr. Allan Geldenhuys

E-mail: Geldenhuysrian1@gmail.com
E-mail: allan@boomsticks.co.za

Dear Sir(s)

ACKNOWLEDGEMENT OF RECEIPT OF THE REVISED APPLICATION FORM FOR BASIC ASSESSMENT IN TERMS OF THE ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014 (AS AMENDED) AND THE DRAFT BASIC ASSESSMENT REPORT ("BAR") FOR THE PROPOSED ESTABLISHMENT OF A MIXED-USE DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON ERF NO. 878, RIEBEEK KASTEEL.

1. The revised application form as received by this Department via electronic mail correspondence on 17 February 2025, and the draft BAR received by this Department via electronic mail correspondence on 12 March 2025, respectively, refer.

2. This letter serves as an acknowledgement of receipt of the aforementioned documents by this Department. This Directorate will provide comment on the draft BAR within the 30-day commenting period, which commenced on 12 March 2025, and will advise you accordingly.

3. Following a review of the information submitted to this Department, the following is noted:
   3.1 The proposed development entails the establishment of a mixed-use development and associated infrastructure on Erf No. 878, Riebeek Kasteel.

   3.2 The proposed development will comprise of the following:
   - 54 low density Single Residential 1 erven;
   - 47 General Residential Zone 2 erven (town housing);
   - 1 General Residential Zone 3 erf (flats);
   - 1 Community Zone 3 erf (institution);
   - 2 Business Zone 1 erven (general business);
   - 8 Open Space Zone 2 erven (Private Open Space);
   - 3 Transport Zone 2 erven (roads); and
   - Associated infrastructure. The associated services infrastructure related to the proposed development consist of internal roads, retail shop and flats, public parks and storm water drainage systems, sewage reticulation, potable water supply, waste removal and power supply from existing municipal systems with available capacity supplied by Swartland Municipality.

3.3 A seasonal fountain is located on the site.

3.4 The site is zoned Agriculture 1 and the site was used for agriculture after 01 April 1998.

3.5 The proposed site is located inside the urban edge, but outside an urban area.

3.6 Access will be obtained from Church Road via an unsignalized full intersection approximately 690m north of the R46/Church Road intersection. A left-in-only access will be established off Church Road approximately 100m south of the Church Road/Main Street intersection, which will serve the commercial component.

4. Applicable Listed Activities:

4.1 After considering the information provided in the application form, the Department concurs that the proposed development constitutes the following listed activities as defined in terms of the EIA Regulations, 2014, (as amended), namely:

4.1.1 Activities 12, 19, 27 and 28 of Listing Notice 1 of the EIA Regulations, 2014 (as amended).
4.1.2 Activity 12 of Listing Notice 3 of the EIA Regulations, 2014 (as amended).

4.2 A Basic Assessment process must be followed in order to apply for Environmental Authorisation. Only those activities applied for shall be considered for authorisation. The onus is on the applicant to ensure that all the applicable listed activities are applied for and assessed as part of the Basic Assessment process.

5. Appointment of Environmental Assessment Practitioner ("EAP"):

5.1 It is noted Ms. Michelle Naylor of Lornay Environmental Consulting (Pty) Ltd., has been appointed as the registered EAP to conduct the EIA process.

5.2 In terms of Regulation 14 (1)(a) of the S24H Registration Authority Regulations, 2016 (as amended), a registered EAP registered with a registration authority, may hold the primary responsibility for the planning, management, coordination, or review of EIAs and associated Environmental Management Programmes ("EMPrs").

5.3 Since Ms Michelle Naylor is a registered EAP, she may continue with the application.

6. Screening Tool, Protocols and Specialist Assessments:

6.1 This Directorate notes that a Screening Report (dated 10 February 2025) and confirmation of the relevant specialist studies to be conducted have been provided. A Site Sensitivity Verification Report ("SSVR") dated February 2025 has been provided by the EAP.

6.2 The following specialist assessments were identified in the Screening Report (dated 10 February 2025):

6.2.1 A Landscape/Visual Impact Assessment;
6.2.2 An Archaeological and Cultural Heritage Impact Assessment;
6.2.3 A Palaeontological Impact Assessment;
6.2.4 A Terrestrial Biodiversity Impact Assessment;
6.2.5 An Aquatic Biodiversity Impact Assessment;
6.2.6 A Socio-Economic Impact Assessment;
6.2.7 A Plant Species Assessment; and
6.2.8 An Animal Species Impact Assessment.

6.3 Confirmation of the relevant specialist studies and a motivation as to why the identified specialist studies will not be conducted, have been included in the application form. This Directorate notes and acknowledges the motivations provided for the specialist studies that will and will not be conducted. This was previously confirmed as part of the Directorate's comment on the Notice of Intent Form (Reference No.: 16/3/3/6/7/1/F5/20/2011/24). As per the Directorate's previous comments on the Notice of Intent form, the following specialist assessments have been undertaken:

6.3.1 A Botanical Compliance Statement by Peet Botes Botanical Surveys;
6.3.2 An Agricultural Compliance Statement by Mr. Johann Lanz;
6.3.3 An Aquatic Impact Assessment by Ms. Kim van Zyl of Delta Ecology;
6.3.4 A Heritage Impact Assessment by Ms Bridget O'Donoghue with specialist visual input by Bruce Eitzen of New World Associates and specialist archaeological input by Jonathan Kaplan of ACRM; and
6.3.5 A Geotechnical Report by R.A Bradshaw & Associates Consulting Engineering Geologists.

6.4 You are further advised that should any of the commenting authorities request any of the specialist studies identified in the Screening Tool and/or additional specialist studies, these will need to be undertaken.

7. Exemptions:
The Department notes that you do not intend to apply for exemption from any of the requirements of the Public Participation Process as stipulated by Regulation 41, from any other provisions contained in the EIA Regulations, 2014 (as amended) or the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA"). Please note that should you fail to meet a requirement of the EIA Regulations, 2014 (as amended) or the NEMA and if no exemption from that provision was applied for, your application for environmental authorisation may be refused.

8. Heritage impacts:
8.1 The Directorate further notes that a Heritage Impact Assessment, which includes a Visual Impact Assessment and specialist archaeological input, has been conducted.

8.2 Please ensure that a final comment is obtained from Heritage Western Cape and included in the final BAR.

9. National Water Act, 1998 requirements:
9.1 According to page 23 of the Application Form, "*A man-made drainage division and fountain are located on the site*".

9.2 Please ensure that comments are obtained from the Department of Water and Sanitation.

10. Alternatives:
10.1 Be advised that in terms of the EIA Regulations, 2014 (as amended) and the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") the investigation of alternatives is mandatory. All alternatives identified must therefore be investigated to determine if they are feasible and reasonable. In this regard it must be noted that the Department may grant authorisation for an alternative as if it has been applied for or may grant authorisation in respect of all or part of the activity applied for as specified in Regulation 20 of the EIA Regulations, 2014 (as

amended). Alternatives are not limited to activity alternatives, but include layout alternatives, design, activity, operational and technology alternatives.

10.2 You are hereby reminded that it is mandatory to investigate and assess the option of not proceeding with the proposed activity (*i.e.*, the "no-go" option) in addition to other alternatives identified. Every EIA process must therefore identify and investigate alternatives, with feasible and reasonable alternatives to be comparatively assessed.

10.3 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 that the investigation was undertaken and motivation indicating that no reasonable or feasible alternatives other than the preferred option and the 'no-go' option exist.

11. Public Participation:

11.1 This Directorate notes that the Public Participation Process will be undertaken in accordance with the requirements of Regulation 41(2) of the EIA Regulations, 2014 (as amended).

11.2 Consultation with State Departments/Organs of State:
In terms of Section 24O of the NEMA the competent authority must consult with every State Department that administers a law relating to a matter affecting the environment when the competent authority considers an application for an environmental authorisation.

11.3 A draft BAR has been circulated to interested and affected parties ("I&APs") and relevant State Departments and all comments will be recorded and addressed in an updated Comments and Responses Report.

11.4 You may continue with the Public Participation Process in accordance with the proposal as stipulated in your application form.

11.5 This Department herewith provides the following comments:

11.5.1 You are referred to Appendix 1 of the EIA Regulations, 2014 (as amended) for the requirements with respect to the '*Content of basic assessment reports*'. Please be reminded that the Public Participation Process must fulfil the requirements outlined in Chapter 6 of the EIA Regulations, 2014 (as amended), and must consider any applicable guidelines published in terms of Section 24J of the NEMA, this Department's Circular EADP 0028/2014 on the "*One Environmental Management System*" and the EIA Regulations, 2014 (as amended), as well as any other guidance provided by this Department.

11.5.2 Your attention is drawn to Circular 0027 of 2021 regarding the electronic administration of EIA applications. The Directorate: Development Management (Region 1 and 2) will continue with the electronic submission of correspondence and has for this reason established a dedicated e-mail address for the submission of all correspondence to the Directorates. For the Cape Town office, the e-mail address is DEADPEIAAdmin@westerncape.gov.za.

11.6 E-mail notification to I&APs is strongly supported. However, other means of notification for those I&APs will be required where no e-mail addresses are available, or where the likelihood of success of this electronic correspondence is expected to be low.

11.7 The Directorate may require that a hard copy of the reports also be submitted to the Department but will advise you accordingly. Where I&APs are unable to access electronic copies of the BAR, a hard copy of the BAR must be made available. Alternatively, the EAP will be required to engage with I&APs, with respect to alternative methods of accessing electronic copies of the BAR.

11.8 In terms of good environmental practice, you are encouraged to engage with State Departments and other Organs of State early in the EIA process to solicit their inputs on any of their requirements to be addressed in the EIA process. Please note that this does not replace the requirement of making the BAR available to State Departments as stipulated above.

12. EMPr:
12.1 In accordance with Section 24N of NEMA and Regulation 19 the Department hereby requires the submission of an EMPr.

12.2 The contents of such an EMPr must meet the requirements outlined in Section 24N of the NEMA (as amended) and Appendix 4 of the EIA Regulations, 2014 (as amended). The EMPr must address the potential environmental impacts of the activity throughout the project life cycle including an assessment of the effectiveness of monitoring and management arrangements after implementation (auditing). The EMPr must be submitted together with the BAR.

12.3 The Department would like to advise that in compiling the EMPr the Department's Guideline for Environmental Management Plans (June 2005), available on the Department's website must be considered.

13. Need and Desirability:
In terms of the EIA Regulations, 2014 (as amended), when considering an application, the Department must consider a number of specific considerations including, *inter alia*, the need for and desirability of any proposed development. As such, the need for and desirability of the proposed activity must be considered and reported on in the BAR. The BAR must reflect how the strategic context of the site in relation to the broader surrounding area, has been considered in addressing need and desirability.

14. In addition to the above, you must clearly show how the proposed development complies with the principles contained in Section 2 of the NEMA and must also show how the proposed development meets the requirements of sustainable development.

15. Social and Gender Considerations:
You are reminded that the social context of the proposed development must always be considered. This includes the impact that the development proposal may have on the prevalence of HIV/AIDS, sexually transmitted infections and Tuberculosis, as well as equity and gender related concerns.

16. Climate Change:
16.1 The BAR must report on the potential impacts on climate change.

16.2 One of the objectives of the Western Cape Provincial Spatial Development Framework published by this Department is to minimise the consumption of scarce environmental resources such as water, fuel, building materials, mineral resources, electricity, and land. To this effect and as part of the efforts to reduce the effects of climate change, you must, as part of the EIA process, identify energy efficient technologies that could be implemented for the proposed development.

17. In accordance with Regulation 19(1) of the EIA Regulations, 2014 (as amended), the final BAR must be submitted within 90 days of receipt of the application by the Department, (***i.e.*, calculated from 13 January 2025**).

17.1 If, however, significant changes have been made or significant new information has been added to the BAR, the applicant/EAP must notify the Department that an additional 50 days *(i.e.*, 140 days from receipt of the application) would be required for the submission of the BAR. The additional 50 days must include a minimum 30-day commenting period to allow registered I&APs to comment on the revised report/additional information.

17.2 Further note, in terms of Regulation 45 of the EIA Regulations, 2014 (as amended), an application in terms of the EIA Regulations, 2014 (as amended) lapses and the competent authority will deem the application as having lapsed, if the applicant fails to meet any of the timeframes prescribed in terms of these Regulations, unless extension has been granted in terms of Regulation 3(7).

18. Kindly quote the abovementioned reference number in any future correspondence in respect of the application.

19. It is prohibited in terms of Section 24F of the NEMA for a person to commence with a listed activity unless the competent authority has granted an environmental authorisation for the undertaking of the activity. A person convicted of an offence in terms of the above is liable for a fine not exceeding R10 million or to imprisonment for a period not exceeding 10 years, or to both such fine and imprisonment.

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

Yours faithfully

Taryn Dreyer
Digitally signed by Taryn Dreyer
Date: 2025.03.18 10:14:40 +02'00'

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

CC: (1) Ms. Michelle Naylor (Lornay Environmental Consulting (Pty) Ltd.) E-mail: michelle@lornay.co.za
(2) Mr. Alwyn Zaayman (Swartland Municipality) E-mail: zaaymana@swartland.org.za

Njabulo

From: michelle@lornay.co.za
Sent: Monday, 31 March 2025 10:25
To: 'Njabulo'
Subject: FW: BAR for mixed use development on Erf 878, Riebeek Kasteel

Riebeek Kasteel – please record

LORNAY
ENVIRONMENTAL CONSULTING
Michelle Naylor
M.Sc.; Pr.Sci.Nat. 400327/13., EAPASA. 2019/698, Cand. APHP., IAIAsa
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: Alwyn Burger <alwynburger@swartland.org.za>
Sent: Friday, 28 March 2025 11:25
To: michelle@lornay.co.za
Cc: Alwyn Zaayman <zaaymana@swartland.org.za>; Ulynn Julies <JuliesU@swartland.org.za>
Subject: BAR for mixed use development on Erf 878, Riebeek Kasteel

Good morning Michelle

Your correspondence received via email on 12 March 2025 regarding the subject refers.

Swartland Municipality hereby registers as an I&AP.

Swartland Municipality is currently considering a land use application in terms of the Swartland Planning By-law for the proposed development. Final consideration of the application can only be made once a decision has been made on the NEMA: EIA regulations application.

Regards

1

Alwyn Burger
Chief Town & Regional Planner
022 487 9400/ 0764809870
alwynburger@swartland.org.za
Church Street, Malmesbury, 7299 Tel (022) 487 9400 www.swartland.org.co.za @SwartlandMunicipality

Swartland forward-thinking 2040 – where people can live their dreams!

This e-mail is subject to an e-mail disclaimer. Read email disclaimer notice: http://www.swartland.org.za/pages/english/disclaimer.php Alternatively please contact us on +27 22 487 9400

POPIA DISCLAIMER
POPIA DISCLAIMER: Swartland Municipality complies with the Protection of Personal Information Act, Act 4 of 2013 (POPIA) and has adopted a privacy policy to this effect. Data Subjects who submit their personal information to the municipality's Responsible Parties or Processors confirm that they have read and understand the municipality's POPIA Policy. Such Data Subjects agree that their personal information may be recorded and processed by the municipality in executing its day-to-day activities. Swartland Municipality only collects as much information as is necessary to fulfil the intended purpose for which the information is collected. Data Subjects submitting personal information confirm that they are aware of their rights, such as the right to request that their personal information be amended or removed from the municipality's records at any time.

Western Cape Government

Department of Environmental Affairs and Development Planning
Alet Van Staden
Waste Management Planning
Alet.VanStaden@westerncape.gov.za | Tel: 021 483 8322

Lornay Environmental Consulting (Pty) Ltd

Unit 5(1)F, Hemel & Aarde Wine Village

HERMANUS

7201

For Attention: Michelle Naylor **Email:** michelle@lornay.co.za

COMMENTS ON THE PROPOSED REZONING AND SUBDIVISION FOR A MIXED-USE DEVELOPMENT ON ERF 878, RIEBEEK KASTEEL, SWARTLAND MUNICIPALITY, DEA&DP REFERENCE NUMBER 16/3/3/1/F5/20/2001/25.

1. PURPOSE

To provide comments in terms of the National Environmental Management Act, No. 107 of 1998 (as amended) and associated Environmental Impact Assessment Regulations (as amended), 2014 on in Process Basic Assessment Report submitted to the Sub-Directorate: Waste Management Planning on 14 March 2025.

2. BACKGROUND

Lornay Environmental Consulting (Pty) Ltd was appointed by Silver Solutions 3371 cc (**herein after referred to as the applicant**), to undertake the Basic Assessment process and associated Environmental Impact Assessment (EIA) process for the proposed rezoning and subdivision for mixed use development on Erf 878, Riebeek Kasteel, Swartland Municipality. This Basic Assessment deals with the proposed establishment of a mixed development of single residential, town houses, a retirement village and frail care, apartments, retail facilities, internal roads and open spaces.

3. DISCUSSION AND RECOMMENDATIONS

The Directorate: Waste Management has the following comments with respect to the proposed activity.

3.1. The applicant must follow the waste management hierarchy and start with avoidance of the generation of the waste prior to waste minimization. The applicant must ensure that all waste generated during the construction process be separated into the different waste streams for

recycling purposes prior to removal by a reputable contractor from the construction site and disposed of at an appropriate licensed landfill facility.

3.2. The applicant must ensure that the domestic waste that will be generated during the construction and operational phase is stored in appropriate waste receptacles prior to disposal to prevent breeding of vectors and odours.

3.3. Waste storage must comply with the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008) National Norms and Standards for Storage of Waste, 2013, if the storage of general waste exceeds 100m^3 or that of hazardous waste exceeds 80m^3. The applicant must adhere to all mitigation measures for waste, storage, collection and management during all phases of this development and post development.

3.4. The applicant must note the following regarding reasonable measures that must be taken to follow the waste management hierarchy in terms of managing the waste. Disposal of waste is the last resort and municipalities across the Western Cape Government have limited landfill airspace. Therefore, consideration must be given to separation of household waste at source, removal of cleared vegetation to a compost facility instead of landfill and the re-use of construction waste for the connecting road that will be serving as the entrance.

3.5. The applicant must keep records of waste management, make it available to the Department of Environmental Affairs and Development Planning upon request and retain such records for a minimum period of five (5) years.

3.6. The National Waste Information Regulations must be adhered to in terms of any hazardous waste generated on site. The applicant must apply for registration as a "Hazardous Waste Generator" with the Integrated Pollutant and Waste Information System (IPWIS), should the need for Hazardous Waste Disposal arise. This application should be completed online on the IPWIS (http://ipwis.pgwc.gov.za/ipwis3/public/login) , in accordance with the provisions of the National Environmental Management: Waste Act (59/2008): National Waste Information Regulations, 2013. The application can be completed within 30 days of commencement of the waste activity.

3.7. Regular maintenance of access roads and low speed limits must be undertaken to minimize dust pollution during the constructional an operational phase.

3.8. Emergency incidents that fall within the definition of Section 30(1) (a) of the National Environment Management Act (NEMA), Act 107 of 1998, must be dealt with as the section requires and the responsible person must ensure containment and notify Ms. Amina Sulaiman from the DEA&DP: Pollution and Chemicals Management on 021 483 2571 or Amina.Sulaiman@westerncape.gov.za

The Department reserves the right to revise initial comments and request further information based on the information received. Please contact the Directorate: Waste Management should you have any enquiries regarding these comments.

Yours faithfully

August Hoon (53928067) Digitally signed by August Hoon (53928067) Date: 2025.04.04 09:36:43 +02'00'

Mr. August Hoon

Control Environmental Officer (Grade B): Head: Waste Management Planning

cc:

Ms. Rondine Isaacs

Environmental Impact Management Services: Region 1

Tel: 021 483 4098

Email: rondine.isaacs@westerncape.gov.za

Mr. Abdullah Suliman

Waste Management Licensing and Regulatory Services

Tel: 021 483 5838

Email: Abdullah.Suliman@westerncape.gov.za

Riebeek Valley Ratepayers Association

6 April 2025

Ms B O'Donoghue
Ms M Naylor
Mr A Wiehahn
Mr A Geldenhuis
Mr N Basson
Mr E Britz

Good morning all

OBJECTION TO REVIEW OF RVRA COMMENTS ON HERITAGE IMPACT ASSESSMENT

Our first ever face to face meeting on Thursday afternoon (3 March 2025), ended with a positive commitment based on the following:

1. We would submit a very simplified response to the BAR that is presently before us and which includes, amongst other specialist studies, the HIA and all the supporting studies associated with the HIA. This response will be submitted by the agreed deadline of 14 April, but it was agreed that our response would be simplified and more aligned with stating important issues and principles and would not be a detailed and thorough review of every issue raised in the BAR. The reason for this approach is captured in point 2 below.
2. We agreed that we would collectively engage in a series of workshops and focus groups AFTER the 14th April, where we would engage on the main issues that we will be raising in our letter, with the aim of finding mutually agreed solutions to the issues. It was agreed that we would not be seeking a complete redesign of the current site layout but that we will be proposing changes and that the developer needs to be amenable to this. Without this commitment to make changes, we do not have a mutually agreed process and we would simply become a rubber stamp.

In giving effect to point 2, there must be a mutually agreed respect and acceptance of the professional integrity of all parties involved in the process, as without this, there is no prospect of success. It was therefore with great dismay that I read the comments that you submitted in response to our submission on the HIA, as it completely violates the need for mutual respect. I do acknowledge that I received this response to our HIA comments on 2 April – a day prior to our face-to-face meeting and I did not have the opportunity to go through it till Friday morning.

Having now read your document and being cognisant that this has also been submitted to HWC, I wish to place on record, my strongest possible objection to the timing (one day before our meeting) tone and content of the review that you undertook of our comments on the HIA (and the preBAR from last year). You continuously and repeatedly question the ability of the RVRA to make properly motivated comments and you repeatedly question the motives of the RVRA with respect to its comments. You also make false statements regarding what actually

happened, for example, the HIA document that we obtained on 14 January from your consultant Charel Bruwer was NOT COMPLETE in any sense whatsoever, as none of the detailed appendices that support the report were added. These were only received many weeks later, after repeated requests and the need to request the intervention of HWC to force you to submit these to us.

All the responses to every one of our well-considered and valid objections, contain comments such as those shown below (this is only a small sample of your derogatory comments).

1a *It is evident from these arguments that the objection is clearly and without doubt a subjective objection from the RVRA with the sole objective to discredit the application.*

1b *In this point of objection is again proven that the RVRA are biased towards this study....*

1c *This point of objection appears to be another obvious intentional misinterpretation of the SDF.*

1d *This questions the quality of the content of the objections of the RVRA.*

1e *It is clearly evident that the RVRA interprets the SDF incorrectly to support their own subjective views to put the application in a bad light.*

2a *The RVRA objectors interprets the SDF one-sidedly and clearly appears to lack the understanding of the function and working of a town consisting of several functions, uses and socio-economic income groups of a supporting holistic community. The nature of the RVRA is concerning.*

At almost every opportunity, the developer's consultants adopt the viewpoint that their opinion or position is "the gospel" and that every point raised by the RVRA is either irrelevant, biased or intentionally aiming to discredit the development. I most strongly reject the HIA review document provided to us on 2 April in its entirety and insist that if the developer and his consultants wish to engage in meaningful public participation and the actions going forward as highlighted in point 2 above, they should adopt the simple professional courtesy of treating the RVRA and its specialists with respect, instead of finding every possible opportunity to insult us. The collective professional expertise and experience of the specialists that contribute towards the RVRA comments represents around 400 years of hard-earned experience by people who are professional environmental practitioners, environmental lawyers, architects, mechanical and civil engineers, town planners, landscape architects, etc.

I therefore demand that this review be withdrawn in its entirety, that it be struck from the record and that it be replaced with an objective document that properly and professionally reviews our comments with due respect for the fact that there may be different valid opinions between our views and your views.

We have been confronted by hostile consultants since the inception of this project and the public participation process to date is consequentially flawed. It is worth noting that our earlier response to the preBAR submitted last year follows the same disrespectful tone and complete disregard for each and every comment that we have made.

At our meeting on Thursday at my offices (held at your request), you clearly vocalized a desire to work with us to find a suitable mutually agreed outcome (see point 2 above). I reiterate our

commitment to engage you constructively in this process but we cannot do this if these responses to the preBAR and HIA comments that you received from the RVRA remain on the record and if they are to be taken as illustrative of the attitude that we would encounter in our agreed mutual consultation.

I expect an official retraction of this highly unprofessional response to our inputs. I see no point in engaging with your team to try and find a mutually agreeable solution for the proposed development, if these highly derogatory comments are made part of the public record. The same applies to the responses made to our comments on the preBAR which are now included in the record of the PPP report submitted as part of this BAR.

Should you not retract these responses, we reserve our rights to use this unprofessional response on your part in future actions to show that the PP process is fatally flawed, as you are following the process in name only and most certainly not in spirit. I urge you to do the right thing and retract these highly unprofessional and insulting documents in order that we can proceed in a spirit of mutual respect, in order to find a mutually agreed solution that will enable the development to proceed.

Yours sincerely



William Pulles
Chairman: Riebeek Valley Ratepayers Association

Cc **Waseefa Dhansay, Heritage Western Cape**
Stephanie Barnardt, Heritage Western Cape

water & sanitation

Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

WESTERN CAPE REGION
Private Bag X 16, Sanlamhof, 7532 / 52 Voortrekker Road, Bellville 7530
Tel #: (021) 941 6000 Fax #: (021) 941 6077

Enquiries : Z. Magodla
Tel No : (021) 941 6124
Email : magodlaz@dws.gov.za
Reference : 16/2/7/G21D/A/11

Attention: Michelle Naylor

Lornay Environmental Consulting
P.O Box 1990
HERMANUS
7200

Via Email: michelle@lornay.co.za

Dear Sir/Madam

DRAFT BASIC ASSESSMENT REPORT FOR THE PROPOSED MIXED-USE DEVELOPMENT ON ERF 878 RIEBEEK KASTEEL, MALMESBURY

Reference is made to the above-mentioned document dated March 2025.

1. According to the report; the proposed development site has hydrological features identified and delineated, including two seep wetlands, both sustained by groundwater emergence from associated springs in the northern portion. Additionally, non-perennial Krom River traverses the northern boundary.

   In terms of the National Water Act, 1998 (Act No.36 of 1998) (NWA), the above-mentioned features trigger water use activities in terms of Sections 21 (c) "impeding or diverting the flow of water in a watercourse" and (i) "altering the bed, banks, course or characteristics of a watercourse";

   Subsequently, a Water Use Authorization application must be made on the following link: http://www.dwa.gov.za/ewulaasprod/. You are advised to follow the water use authorization application process, and this Department will advise further during the pre-application phase thereof. A water use authorization must be obtained before commencement of any water use related activities.

2. All currently submitted studies (geotechnical report, aquatic report, and engineering services report) should be re-submitted during the water use application process and will be fully evaluated thereof.

3. Note that no abstraction, pumping or storage of both surface and groundwater may occur without authorisation from this Department, unless it is Schedule 1 or Existing Lawful use as described in the NWA.

2030 NDP
NATIONAL DEVELOPMENT PLAN
Our Future - make it work

water & sanitation

Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

4. The comments issued shall not be construed as exempting the developer from compliance with the provisions of any other applicable Act, Ordinance, Regulation or By-law.

5. All the requirements of the NWA regarding water use and pollution prevention must be adhered to at all times.

6. Please note that this Department reserves the right to amend and/or add to the comments made above in the light of subsequent information received.

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

Sincerely,

PROVINCIAL HEAD:	**WESTERN CAPE**
Signed by:	**Nelisa Ndobeni**
Designation:	**Control Environmental Officer**
Date:	**09 April 2025**

2030 NDP
NATIONAL DEVELOPMENT PLAN
Our Future - make it work

Western Cape Government

Department of Environmental Affairs and Development Planning
Rondine Isaacs
Directorate: Development Management, Region 1
Rondine.Isaacs@westerncape.gov.za | Tel: 021 483 4098

REFERENCE: 16/3/3/1/F5/20/2001/25
DATE: 11 April 2025

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

Attention: Mr. Rian Geldenhuys/Mr. Allan Geldenhuys

E-mail: Geldenhuysrian1@gmail.com
E-mail: allan@boomsticks.co.za

Dear Sir(s)

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

1. The abovementioned document as received by this Department via electronic mail correspondence on 12 March 2025, and this Department's acknowledgement of receipt letter dated 18 March 2025, respectively, refer.

2. This Directorate has considered the draft BAR and has the following comments:

2.1 Alternatives:

2.1.1 Three layout alternatives have been assessed in the process to date, being Alternative 1, Alternative 2 and Alternative 3.

2.1.2 The original Alternative 1 (Former A1) included a wedding venue with small steeple church located on the top of the small hill / highest point on the site. The idea was to make this a visual focal point of the development and create a sense of place by planting cypress trees to soften, screen and add a church-like character to the proposed wedding venue. This alternative also included a fuel service station on the northwest section of the site.

2.1.3 However, comments received from Interested and Affected Parties ("I&APs"), found this to be out of character with the present ambiance of Riebeek Kasteel. Both the heritage investigation and visual impact assessment stressed that the proposed wedding venue on top of the property's high point would be in competition with and detract from the existing visual and heritage character of the old church tower that was a heritage and visual focal point in the existing townscape of Riebeek Kasteel.

2.1.4 In response to the comments raised, the wedding venue was removed from the proposal and replaced with single housing. The service station was also removed from the proposal, based on the comments received.

2.1.5 It is understood that Alternative 3 is deemed as the preferred alternative. Alternative 3 excludes the service station located close to Seep 1 and is preferred from an aquatic perspective. The permanent zone of Seep Wetland 1 (an area of 0.13 Ha) will be set aside, along with a 20 m buffer, as private open space.

2.2 Heritage Impacts:

2.2.1 All comments provided by Heritage Western Cape on the findings of the Heritage Impact Assessment, Archaeological Impact Assessment and Visual Impact Assessment must be addressed, prior to the submission of the final BAR.

2.2.2 Please ensure that Heritage Western Cape's final comment is included in the submission of the final BAR.

2.3 Freshwater impacts:

2.3.1 The Aquatic Biodiversity Impact Assessment Report dated March 2025, as compiled by Delta Ecology stated: "*The Krom River section that occurs within the site should be rehabilitated, as per a River Maintenance and Management Plan*."

2.3.2 It is unsure whether routine maintenance works will be undertaken within the Krom River, which would require the compilation of a River Maintenance and Management Plan ("RMMP").

2.3.3 Should future maintenance works be undertaken within the Krom River, it is advised that a RMMP be compiled by a suitably qualified person and be made available for comment as part of the revised draft BAR.

2.3.4 Further, please ensure comments are obtained from the Department of Water and Sanitation regarding the Aquatic Biodiversity Impact Assessment Report, since it is noted the loss of Seep Wetland 2, along with the loss of portions of Seep Wetland 1, will be compensated for by rehabilitating the remnant Seep Wetland 1.

2.4 Specialist Studies:

2.4.1 The Aquatic Biodiversity Impact Assessment Report dated March 2025, as compiled by Delta Ecology, is a draft report.

2.4.2 Please ensure the final report is provided in the revised draft BAR, which needs to be circulated for comment to all registered I&APs and the relevant organs of state.

2.4.3 Further, please ensure the Curriculum Vitae of the specialist who compiled the Aquatic Biodiversity Impact Assessment Report is attached to the final Aquatic Biodiversity Impact Assessment Report.

2.5 Environmental Management Programme ("EMPr"):

2.5.1 Page 9 of the EMPr refers to the Department of Environmental Affairs (DEA). Please ensure this is amended to reflect: Department of Forestry, Fisheries and the Environment ("DFFE").

2.5.2 It is noted not all the recommendations made by the freshwater specialist have been incorporated in the EMPr.

2.5.3 Please ensure all the applicable recommendations are included in the EMPr, where relevant, since the draft BAR indicated all the impact management measures identified by all specialists (Botanical Assessment, Freshwater Impact Assessment, Heritage Impact Assessment, Visual Impact Assessment, and Traffic Impact Assessment) will be included in the EMPr.

2.6 Confirmation of electricity supply:

2.6.1 Since electricity supply will be supplied by Eskom, you are requested to provide this office with written proof that Eskom has sufficient capacity to provide the necessary service to the proposed development.

2.6.2 Confirmation of the availability of the service from Eskom must be provided together with the BAR.

2.7 General:

2.7.1 Page 153 of the draft BAR and page 32 of the EMPr state "*It is proposed that adequate public transport facilities be provided at the filling station* premises *and adjacent retail premises*."

2.7.2 Since a service station no longer forms part of the proposed development, reference to the filling station must be deleted from the mitigation measures in the BAR and EMPr.

2.8 Public Participation Process:

2.8.1 The Comments and Responses Report on the pre-application BAR, as compiled by Mr. Charel Bruwer of EnviroAfrica CC, indicates the Directorate's comments were noted and amended accordingly. However, paragraph 2.9.3 of the Directorate's comments has not been addressed by the previous Environmental Assessment Practitioner ("EAP"), Mr. Charel Bruwer of EnviroAfrica CC, since the confirmation from Eskom has not been provided.

2.8.2 **The newly appointed EAP, Ms. Michelle Naylor of Lornay Environmental Consulting (Pty) Ltd., must ensure that all comments on the draft BAR are adequately addressed prior to the submission of the final BAR**.

2.8.3 You are required to submit proof of the Public Participation Process being conducted for the draft BAR circulated as part of the application phase. This will include (but is not limited to):

- Proof the draft BAR was made available to registered I&APs;
- The date of placement of the site notices;
- A Comments and Responses Report, indicating all the comments received from I&APs on the draft BAR and the responses thereto; and
- A complete list of registered I&APs.

2.9 Declarations by applicant, EAP and specialists:

You are hereby reminded to include the signed declarations from the applicant, EAP and specialists in the final BAR.

3. In accordance with Regulation 19(1)(b) of the EIA Regulations, 2014 (as amended), the final BAR must be submitted within 90 days of receipt of the application by the Department, *i.e.*, the final BAR must be submitted on or before **14 April 2025**.

    3.1 If, however, significant changes have been made or significant new information has been added to the BAR, the applicant/EAP must notify the Department that an additional 50 days (*i.e.*, 140 days from receipt of the application) would be required for the submission of the BAR. The additional 50 days must include a minimum 30-day commenting period to allow registered I&APs to comment on the revised report/additional information

    3.2 Further note, in terms of Regulation 45 of the EIA Regulations, 2014 (as amended), an application in terms of the EIA Regulations, 2014 (as amended) lapses and the competent authority will deem the application as having lapsed, if the applicant fails to meet any of the timeframes prescribed in terms of these Regulations, unless extension has been granted in terms of Regulation 3(7).

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

5. Kindly quote the abovementioned reference number in any future correspondence in respect of this application.

Yours faithfully

Taryn Dreyer
Digitally signed by Taryn Dreyer
Date: 2025.04.11 15:06:18 +02'00'

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

CC: (1) Ms. Michelle Naylor (Lornay Environmental Consulting (Pty) Ltd.) E-mail: michelle@lornay.co.za
(2) Mr. Alwyn Zaayman (Swartland Municipality) E-mail: zaaymana@swartland.org.za

Riebeek Valley Ratepayers Association

14 April 2025

Ms M Naylor

Dear Ms Naylor

NOTICE OF COMMENTING OPPORTUNITY ON THE IN-PROCESS DRAFT BASIC ASSESSMENT REPORT FOR THE PROPOSED MIXED-USE DEVELOPMENT ON THE SUBJECT PROPERTY. DEA&DP REF NO. 16/3/3/1/F5/20/2001/25

This letter serves as our summary input to the In-Process Draft Basic Assessment Report, submitted by you on 12 March 2025, with a revised date for submission of comments at COB on Monday 14 April 2025.

1. BACKGROUND

This letter is also written against the background of a meeting between the following parties that took place at my offices in Riebeek Kasteel on Thursday 3 April 2025 where important discussions and agreements were made. Additional RVRA experts that have been involved in our reviews & submissions, but were not present on 3 April are Messrs M Venter and N Moir.

PRESENT AT MEETING HELD IN RIEBEEK KASTEEL ON 3 APRIL 2025

For Developer:

Mr A Geldenhuys
Ms N Lornay
Mr A Wiehahn
Mr N Basson
Mr E Britz

For RVRA

Mr W Pulles
Mr B Friedlander
Mr H Bruwer
Ms H Young
Mr R McQueen
Mr M Fuller-Gee
Mr E da Silva
Mr K Moses
Mr M Tame
Mr B Coetzee

Numerous issues were discussed at this meeting, including the history of the development, particularly in the previous 12 months, where the RVRA and I&APs were confronted with the need to respond to the following submissions with respect to the developer's plans on Erf 878:

1. **16 FEBRUARY 2024**: PROPOSED REZONING, SUBDIVISION, PHASING AND CONSENT USE ON ERF 878, RIEBEEK KASTEEL – NOTICE 58/2023/2024.
2. **4 MARCH 2024**: PRE-APPLICATION BASIC ASSESSMENT REPORT: PROPOSED DEVELOPMENT OF A TOWNSHIP AND ASSOCIATED INFRASTRUCTURE ON VACANT ERF 878 WITHIN THE URBAN EDGE OF RIEBEEK KASTEEL, WESTERN CAPE. DEA&DP REG NO 16/3/3/6/7/1/F5/20/2011/24
3. **6 MAY 2024**: PROPOSED REZONING, SUBDIVISION, PHASING AND CONSENT USE ON ERF 878, RIEBEEK KASTEEL – NOTICE 80/2023/2024
4. **14 JANUARY 2025**: 16/3/3/6/7/1/F5/20/2011/24 BAR PROCESS FOR ERF 878 RIEBEEK KASTEEL: RIEBEEK VALLEY RATEPAYERS ASSOCIATION COMMENT REQUESTED ON THE HERITAGE IMPACT ASSESSMENT REPORT FOR THE PROPOSED DEVELOPMENT ON ERF 878 RIEBEEK KASTEEL
5. **12 MARCH 2025**: NOTICE OF COMMENTING OPPORTUNITY ON THE IN-PROCESS DRAFT BASIC ASSESSMENT REPORT FOR THE PROPOSED MIXED-USE DEVELOPMENT ON THE SUBJECT PROPERTY. DEA&DP REF NO. 16/3/3/1/F5/20/2001/25

It is clear from the above, that the RVRA (as the representative of a large portion of the I&APs in the Riebeek Valley), has been subjected to an ongoing barrage of documentation, totalling many thousands of pages of legal and technical documentation, with continuously varying site development plans and documentation that is often internally inconsistent with respect to different specialist studies referencing different versions of the site development plan. Nevertheless, the RVRA has assembled a team of suitably qualified experts that has diligently reviewed and commented on this deluge of information and has submitted well-reasoned and detailed responses and objections to the proposed development.

It is worth pointing out that the collective professional expertise and experience of the specialists that contribute towards the RVRA submissions, represents around 400 years of hard-earned experience by people who are professional environmental practitioners, environmental lawyers, architects, mechanical and civil engineers, town planners, landscape architects, etc. Yet, despite our diligent efforts to contribute professionally to the ever-changing

development plans, our responses to the Pre-Application Basic Assessment Report of 4 March 2024 and the Heritage Impact Assessment Report of 14 January 2025 have been dismissed in the most unprofessional manner by the developer's consultants. I wrote a letter to you and your colleagues on this topic on 6 April 2025 and this concern is reflected in Section 3 of this letter as we again wish to place our strongest objections on this issue on the record.

2. AGREEMENT ON WAY FORWARD WITH REGARD TO THIS IN-PROCESS BAR

Our first ever face to face meeting was held on Thursday afternoon (3 April 2025) – see Section 1 of this letter with the attendance register. This meeting ended with a positive commitment based on the following:

1. We would submit a simplified response to the BAR that is presently before us and which includes, amongst other specialist studies, the HIA and all the supporting studies associated with the HIA. This response will be submitted by the agreed deadline of 14 April, but it was agreed that our response would be simplified and more aligned with stating important issues and principles and would not be a detailed and thorough review of every issue raised in the BAR. The reason for this approach is captured in point 2 below.
2. We agreed that we would collectively engage in a series of workshops and focus groups AFTER the 14th April, where we would engage on the main issues that we will be raising in our letter, with the aim of finding mutually agreed solutions to the issues. It was agreed that we would not be seeking a complete redesign of the current site layout but that we will be proposing changes (which may be significant) and that the developer needs to be amenable to this. Without this commitment to make changes, we do not have a mutually agreed process and we would simply become a rubber stamp, which we are not prepared to be.

In giving effect to point 2, there must be a mutually agreed respect and acceptance of the professional integrity of all parties involved in the process, as without this, there is no prospect of success. This very specifically means that the behaviour and concerns detailed in Section 3 below must not be repeated in these envisaged engagements.

It was agreed that Ms Naylor would draw up a proposed schedule of engagements for our consideration and mutual agreement to commence after 14 April and we await this response.

Within the context of point 1 above, we wish to highlight the following major issues that we have with the current process, site development plan and specialist studies included as Appendices

F, G, J and K. We are specifically reserving our comment on Appendix H as this will definitely need to change after the abovementioned agreed engagements.

Our major objections to the In-Process Bar are captured under the following headings:

- Objection to responses to the prior submissions made by the RVRA
- The scale and location of the proposed commercial development along Church Street as an extension to the existing Riebeek Kasteel CBD.
- Objection to the interpretation of the 2023 SDF by the developer's consultants and the outright rejection of all our prior comments on interpretation of the SDF.
- Density and layout of the proposed development as being inappropriate for a rural village such as Riebeek Kasteel (current gross density is over 10 du/ha and nett density is around 20 du/ha).
- Complete absence of stormwater calculations in submitted engineering reports and no reported sizing or location of mandatory stormwater attenuation systems. This is a major flaw that could fundamentally affect the site development plan.
- Complete opposition to use of Fontein Street as an access route – our prior detailed critique of the specialist traffic report has been totally ignored and will be reiterated in full.
- Serious problem with sewer conveyance system – Swartland Municipality support letter is incorrect and will be challenged.
- Inadequate infrastructure for the provision of potable water – Riebeek Kasteel water supply is already constrained.
- Lack of information on availability of electrical supply from Eskom – no communications with Eskom are shown in any of the documents submitted to the RVRA.
- Absence of a geohydrological study despite this being an established geohydrologically active zone with heritage grading on fountains, title deed restrictions guaranteeing public access to fountains and misinterpretations in ABIA on groundwater issues. Engineering reports are also restricted by lack of groundwater study. Both the ABIA and Engineering reports call for a geohydrological study for the site.
- No evidence presented of any communication with DWS on proposed project.
- Various issues identified in RVRA response to HIA are duplicated in this EIA and outstanding HIA issues need to be addressed – specifically an updated VIA and sightlines / cross-sections from key vantage points, as set out in our response to the HIA and ignored by the HIA consultants in their response to us.
-

3. OBJECTION TO RESPONSES TO THE PRIOR SUBMISSIONS MADE BY THE RVRA

We reiterate our strongest objection to the manner in which the developer's consultants have responded to our well-considered submissions on the Pre-Application Basic Assessment Report of 4 March 2024 (as contained in Appendix F: Public Participation Summary Report Erf 878 RK) and our submissions on the Heritage Impact Assessment Report of 14 January 2025 (letter received from Ms B O'Donoghue on 2 April with document titled RESPONSE TO RVRA OBJECTIONS BY THE APPLICATION PROJECT TEAM).

The abovementioned responses from the developer's consultants continuously and repeatedly question the ability of the RVRA to make properly motivated comments and repeatedly question the motives of the RVRA with respect to its comments. All the responses to every one of our well-considered and valid objections, contain comments such as those shown below (this is only a small sample of your derogatory comments).

1a *It is evident from these arguments that the objection is clearly and without doubt a subjective objection from the RVRA with the sole objective to discredit the application.*

1b *In this point of objection is again proven that the RVRA are biased towards this study....*

1c *This point of objection appears to be another obvious intentional misinterpretation of the SDF.*

1d *This questions the quality of the content of the objections of the RVRA.*

1e *It is clearly evident that the RVRA interprets the SDF incorrectly to support their own subjective views to put the application in a bad light.*

2a *The RVRA objectors interprets the SDF one-sidedly and clearly appears to lack the understanding of the function and working of a town consisting of several functions, uses and socio-economic income groups of a supporting holistic community. The nature of the RVRA is concerning.*

At almost every opportunity, the developer's consultants adopt the viewpoint that their opinion or position is "the gospel" and that every point raised by the RVRA is either irrelevant, biased or intentionally aiming to discredit the development. We most strongly object to this approach and we reserve the rights to use this unprofessional response on the consultants' part, in

possible future actions to show that the PP process is fatally flawed, as the process is being followed in name only and most certainly not in spirit.

The disdain shown for our inputs, together with a clear documentary record of highly aggressive behaviour by both the developer (see Annex 3 in our response to the March 2024 preBAR) as well as the communications with the consultant (Mr C Bruwer) on 13, 18, 24 and 25 February 2025 with respect to the January 2025 HIA ,which clearly demonstrate an uncooperative and aggressive response to the legitimate concerns and request of the RVRA.

These concerns were also ventilated in a letter submitted to you on 6 April 2025, requesting that the hostile and unprofessional responses to our communications be withdrawn. Your consultants responded on 7 April 2025, to indicate that they would not be withdrawing their unprofessional response to our submissions.

We reiterate our strongest objections in the manner in which the developer and his consultants dismisses and insults the responses and submissions provided by our team of highly qualified experts and specialists.

4. OBJECTIONS TO THE PROPOSED COMMERCIAL DEVELOPMENT

We have made numerous prior comments on the inappropriateness of the proposed commercial development and particularly its scale and location. While our prior comments (eg. in Section 4 of our 13 March 2025 response to the HIA) have been dismissed, we insist that they be properly interrogated. The reasons that we will present in the workshops relating to the commercial development include the following:

- Detracts from existing CBD and will have negative economic impact on village
- Requires major infill to create level pad
- Encroaches on Kromriver 10m buffer zone
- Impact on groundwater has not been evaluated and impact of high seepage on fill stability also not evaluated.
- Eradicates sightline to church steeple in the zone north of The Barn
- Not sympathetic to existing business style along the R311 tourist route
- Density and scale completely inappropriate and has major negative visual impact
- Not aligned with SDF on multiple issues
- Stormwater issues

5. OBJECTIONS TO INTERPRETATION OF THE SDF

Our response to the HIA (which is included in this In-Process BAR) has not been adequately addressed and requires discussion and agreement. We have made very detailed submissions on what we believe to be major misinterpretations of the 2023 SDF by the developer's consultants. We therefore restate all the issues addressed as Section 3 of our letter of 13 March 2025 submitted in response to the HIA as we do not agree with the manner in which they have been dismissed. We wish to have our objections revisited with a more objective response from your team.

6. OBJECTIONS TO RESIDENTIAL DENSITY OF THE PROPOSED DEVELOPMENT

Density and layout of the proposed development is considered inappropriate for a rural village such as Riebeek Kasteel (current gross density is over 10 du/ha and nett density is around 20 du/ha). We also believe that proper calculation of required stormwater attenuation measures and compliance with the buffer zones stipulated in the Aquatic Biodiversity Impact Assessment report (Appendix G8) could have a significant impact on the final site development plan.

We also, in principle, believe that the developer should be open to a reformulation of the development concept for the site in order to truly integrate Erf 878 into Riebeek Kasteel and assist in further promoting Riebeek Kasteel as the jewel in the Swartland tourism crown. To achieve this, a major revision would be required and we will submit concept proposals for the developer to consider. We believe that ultimately the developer, and not his consultants, should be the final decision maker on which development option he wishes to take forward to the approval phase. We have included an experienced developer in our team of experts in order to ensure that our proposals still remain financially viable from a developer's perspective as we do understand the need for the developer to have a bankable plan.

7. ABSENCE OF APPROPRIATE STORMWATER DESIGN DETAILS

Complete absence of stormwater calculations in submitted engineering reports and no reported sizing or location of mandatory stormwater attenuation systems. This is a major flaw that could fundamentally affect the site development plan. The site development plan should also include the 1:50 and 1:100 floodlines along the Krom River (including the impact of stormwater runoff from the development site on these floodlines). Appendix G12 specifies the duty of stormwater attenuation but fails to calculate size and show location.

Discussions with Swartland Municipality have indicated that there is no additional capacity within the external stormwater system and allowance should thus be made for on-site attenuation of the post development runoff (Appendix G12: Civil Engineering Services Report, January 2025, p11).

Two new stormwater attenuation facilities are proposed to be constructed as part of the development. The main purpose of these facilities will be to attenuate stormwater runoff and promote on-site infiltration. In order to achieve the required on-site attenuation, the storage volume of the attenuation facility must be able to retain a 1:50 post development flood event, while discharging a peak flow equal to only the 1:10 pre-development flow. These attenuation facilities will act as extended wet attenuation dams, which requires them to have a permanent pool with an extended attenuation storage volume above the permanent pool level. (Appendix G12: Civil Engineering Services Report, January 2025, p11/12). See Figure 7 from Appendix G7 below.

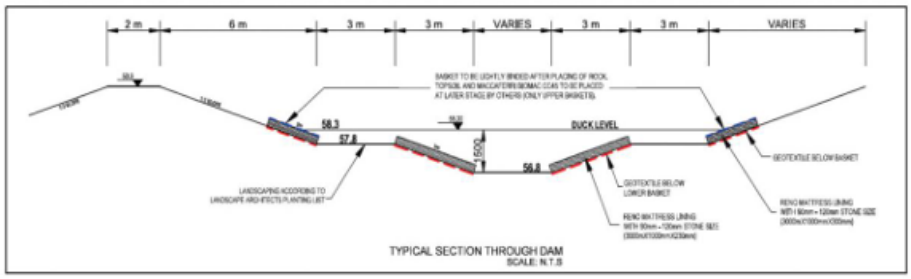


Fig 7: Typical section through attenuation dam

The engineering consultants need to show calculations of pre-development 1:10 runoff and the post-development 1:50 runoff with hourly timesteps and maximum flow volumes. There is also a need to calculate ingress of groundwater into the attenuation dams - from hydrogeological model. There is a need to properly size the dams and specify their precise location and your engineering consultants clearly have the expertise to do so – we would wish to see their calculations.

Rough calculations (based on our most reasonable assumptions on impervious areas within the different parts of the site) indicate that 1:10 predevelopment runoff could be around 1000 m^3/24 hours and that the 1:50 post-development runoff would likely be around 11000 m^3/24

hours with peak runoff of around 1600 l/s, suggesting an attenuation dam with a capacity of around 10000m^3. Note that this does not include for the provision of the seepage from groundwater in this very active spring/fountain area which will need to be added to the calculation.

The drain to convey this water into the attenuation dam could have a v-shape of around 2m wide and 1m deep at its discharge point if all water is directed into a single drain, meaning that the stormwater dam will have a minimum 1m freeboard to provide for the drain invert. Given the above attenuation dam profile (Appendix G12) and allowing for freeboard of 1m to allow for drain invert and a maximum full depth of 1.2m above "duck level" (safety in case child falls in), the footprint of the dam could be around 10100 m^2 with water surface area of around 9000m^2. We do caution against a very deep dam as our village has had a number of unfortunate incidents with local children drowning in dams and we would propose that dam designs be such that this risk is avoided. All these calculations are provisional and will need to be performed by the developer's engineering consultant.

This dam can only be located in the area identified as retirement village as this is where all the stormwater could naturally flow towards. Discharge into the Krom River is also seen as the only viable option as the existing streets of Riebeek Kasteel all have completely blocked underground stormwater pipes, routing all stormwater into roads and increasing the potential for ingress into the sewage conveyance systems (a serious existing problem in Riebeek Kasteel). It is relevant to note that the combined area of erven 2 to 24 plus erf 26 equals 10199 m^2 – roughly the size of the estimated stormwater attenuation dam. This size of 10100 m^2 for the dam does not provide yet for the required upstream sediment traps to prevent the stormwater dam from silting up, or the outfall structures to release stormwater in a controlled manner to the Krom River. It also does not include provision for groundwater contributions from the springs and fountains. It is possible that the complete stormwater attenuation system could end up requiring around 15000 m^2 of land. A calculation from the site development plan indicates that the entire area earmarked for retirement village (townhouses + community centre) may need to be scrapped in favour of the required stormwater attenuation dam, sediment traps and outfall to the Krom River.

8. OBJECTIONS TO USE OF FONTEIN STREET AS ACCESS ROUTE TO DEVELOPMENT

Appendix G6 is a traffic impact assessment (TIA) that is based on a prior version of the site development plan and has not been updated to reflect the current site development plan. It is therefore rejected. This TIA also does not take account of, nor respond to the detailed comments previously made in opposition to the use of Fontein Street as an access route and all our previous comments and concerns included as Annex 8 to our response to the 2024 preBAR are reiterated. We have numerous photos which we will share with you that clearly demonstrate the current traffic problems in Fontein Street.

9. PROBLEMS WITH SEWER CONVEYANCE SYSTEM

There is a serious existing problem with the sewer conveyance system in Riebeek Kasteel – the Swartland Municipality (SM) support letter is incorrect and will be challenged. The RVRA has previously communicated with SM on the problems with the sewers (for reasons unrelated to Erf 878) and these problems have been acknowledged by SM.

Appendix G12: Civil Engineering Services Report, January 2025, p15 states the following: "*The existing sewer reticulation system from Erf 878 to the main outfall sewer in Pieter Cruythof Avenue has sufficient capacity to accommodate the proposed development. Bulk sewers in Pieter Cruythof Avenue (from the bottom of Kloof Street towards the railway line) are however at capacity and should be upgraded through the implementation of master plan items SRkS1.2 and SRkS1.3 in order to accommodate the proposed development in Riebeek Kasteel. The estimated capital cost for this is R2.8 million.*"

This is disputed and problems in van Riebeek Street sewer (which is where all sewage (except small amount down Kloof Street) reports to, is already hydraulically overloaded during significant rainfall events - associated with illegal interconnections between stormwater and sewage. This results in illegal discharge of a mixture of raw sewage and stormwater. This has been acknowledged in written communications between RVRA and SM in August 2024. The above statement in the G12 report is taken from a letter provided by GLS Consulting on 14 January 2025 which is obviously unaware of the problem of the extent of interconnection between stormwater and sewage and the conclusion reached above is disputed based on real on-the-ground observations and not theoretical modelling.

We have reason to believe, from personal observations that overloading of the sewers along the lower end of van Riebeek Street occurs multiple times per year and any added sewage load will dramatically increase the risk of illegal discharge of untreated sewage to the receiving environment. DWS will be informed of this situation to gain support for our contention (in our August 2024 letter to SM) that no approvals for new developments greater than 5000 m^2 be permitted until all current problems with the sewers have been identified and rectified.

Further details will be provided during our planned workshops to take place after 14 April 2025.

10. PROBLEMS WITH POTABLE WATER INFRASTRUCTURE

The amended township development proposal of Erf 878 at full occupation requires an additional water demand 369ML/annum. The SM's planning documents acknowledge that the RV water service infrastructure (and other services' infrastructure) capacity is stressed and in poor condition.

Riebeek Kasteel has insufficient reservoir storage capacity to accommodate the proposed development and the implementation of master plan items SRkW.B1, SRkW.B2, SRkW.B3, SRkW1.2, SRkW1.3 & SRkW2.1 are proposed to augment reservoir storage capacity for Riebeek Kasteel. The estimated capital cost for this is R21.4 million (Appendix G12: Civil Engineering Services Report, January 2025, p13).

There is currently insufficient capital budget available to implement maintenance, repairs, replacements, upgrades, or implement new infrastructure at once. The draft SDBIP for the 3-year Medium term Revenue and Expenditure (MTREF) budget starting in 2025/26, only shows a capital provision of R500 000 for RK's planned new reservoir and a very small reticulation network upgrade. In terms of the SDF, Riebeek Valley has been reprioritized from 3rd level (lowest priority) to 2nd level priority, which is of concern regarding SM's support.

11. PROBLEMS WITH AVAILABILITY OF ELECTRICAL SUPPLY

There is no report confirming an engagement with Eskom, or a letter of support for the application from either Eskom or the municipality. The additional supply of bulk electricity by Eskom is already questionable in view of many uncontrollable generation deficiencies.

The dual roles of Eskom as the generator and supplier in what is termed "Eskom areas", and the SM, means split responsibilities and infrastructure plans that are not necessarily synchronised,

which presents a risk to current residents and new developments alike. Very little capital is provided by SM for work on the reticulation network (repairs or upgrades), which increases service provision risks.

12. ABSENCE OF A GEOHYDROLOGICAL STUDY

Absence of a geohydrological study despite this being an established geohydrologically active zone with heritage grading on fountains, title deed restrictions guaranteeing public access to fountains and misinterpretations in ABIA on groundwater issues (due to lack of data from a hydrogeological study). The engineering reports are also restricted by the lack of a groundwater study. Both the ABIA and the Engineering Services report call for the completion of a hydrogeological study and we consider the absence thereof to be a major flaw in the BAR.

Erf 878 is a recognized and known active seepage zone with fountains and springs and the decision to not undertake a hydrogeological study is incomprehensible. This study could also have a major impact on the site development plan, particularly in the area earmarked for retirement village and the "flats". It is our strong view that no site development plan can be finalized in the absence of such a detailed hydrogeological study. We have previously called for the undertaking of a hydrogeological study a year ago in our response to the March 2024 preBAR, but as with all our recommendations and comments, this has simply been ignored and we now still sit with a fatal flaw, identified by both the ABIA and engineering report, as well as ourselves.

It is also important to emphasize that assumptions that have been previously made that upstream irrigation practices could be artificially contributing to the recharge zones are erroneous. This was pointed out in a detailed letter included as Annex 13 to our comments on the 2024 preBAR and an updated letter is included as Annex A to this letter.

13. ISSUES RAISED IN RESPONSE TO HIA

Various issues identified in the RVRA response to HIA are duplicated in this EIA and outstanding HIA issues need to be addressed – specifically an updated VIA and sightlines / cross-sections from key vantage points, as set out in our response to the HIA and ignored by the HIA consultants in their response to us. We therefore reiterate sections 7 and 8 of our 13 March 2025 response to the HIA as not being adequately addressed. The locations of the required

cross-sections and sight lines need to be agreed in consultation with the RVRA and can most sensibly be done once agreement has been reached on the final site development plan.

Finally, this draft letter was published on a local WhatsApp group known as The Townhall Forum that the RVRA uses to communicate with residents of the Riebeek Valley. An online petition form , with signature, was created using Jotforms and 211 petitions in support of this letter were received. A list of the names and email addresses of all those who submitted an online petition in support is included as Annexure B (full signed petitions are available on request). This indication of support will hopefully temper the natural tendency of the developer's consultants to be derogatory about the bona fides of the RVRA – we speak with the full support of a large contingent of concerned citizens.

Yours sincerely



William Pulles
Chairman: Riebeek Valley Ratepayers Association

Petition including signatures of 211 residents of the Riebeek Valley

14

ANNEXURE A: LETTER FROM MR HENK BRUWER

Ek, Hendrik Jacobus Bruwer (ID 4707315096087) , tans woonagtig op die plaas De Hoop Riebeek Kasteel deel graag my ervaring en ondervinding met u aangaande Fonteinstraat en aangeleë erwe. Ek is op De Hoop gebore en het hier in Riebeek Kasteel grootgeword. Graag deel ek net een van vele aspekte rakende die ontwikkeling van Erf 878.

Ek is In 1947 gebore en het as kind skoolgegaan in die Middelbare Skool Riebeek Kasteel. Die Skoolhoof op daardie stadium was Mnr. J J Esterhuysen wat in Fonteinstraat gewoon het. Hy het 4 seuns gehad min of meer my ouderdom en ons het gereeld oor en weer gekuier as jong seuns. Fonteinstraat en die omliggende omgewing was dus een van ons speelplekke. Dit is ook so dat Fonteinstraat op daardie stadium glad nie n teerstraat was nie.

ONDERVINDING

Die nat vleiland omgewing aan die westekant van Fonteinstraat was 'n ideale speelplek vir jong kinders. In die somer was dit altyd nat maar in die winter het ons kniediep in die syferwater weggesak en plek plek was dit onbegaanbaar vir ons kinders maar ons het die omgewing geken en geweet waar om veral kleilat te speel in die winter en ook die somer.

In daardie jare was daar nog geen besproeiing van enige aard nie en al die water was natuurlike syferwater uit fonteine. Die grondpad was dwarsdeur die jaar nat aan die westelike kant van pad. Ek weet nie wanneer die naam Fonteinstraat ontstaan het nie maar wat ek wel weet dat ons dit as jongmanne altyd die sinergie tussen die vleiland en die fonteine kon sien en ervaar. Intussen het heelwat besproeiing addisioneel bygekom wat nie hierdie vleilande minder droog kon maak nie aangesien daar noodwendig wegsyfering na die ooste kant (Fonteinstraat) moes plaasvind. Die besproeiingswater is afkomstig uit die Riebeek Kasteel Besproeiings skema wat water uit die Bergrivier pomp. Dit is ook baie duidelik uit die tipe plantegroei wat op sommige oop erwe is dat dit net op vleilande voorkom wat dwarsdeur die jaar nat is.

Op Erf 878 is daar ook ander fonteine waarvan kennis geneem moet word. In die middel van die erf is daar 'n put gegrawe deur wyle Mnr WB Smuts om die syferwater ekonomies te ontgin omdat dit so nat was in daardie omgewing. Welige plantegroei is vandag nog teenwoordig in die omgewing van die noord oostelike hoek van die erf. Dit kan net wees as gevolg van fonteinwater. Behalwe vir so 22 mm reën in Maart 2024 was die vorige noemenswaardige reënval in Riebeek

Kasteel in die helfte van September 2023. Die logiese afleiding wat gemaak moet word dat daar wel fonteine moet wees.

Daar is verskeie grondtipes teenwoordig op Erf 878, selfs ook Malmesbury skalie, wat maar altyd bevorderlik is vir syfering van water. As ons let op die swak dreinering en grondtipes van Erf 878 is dit duidelik waarom die watertafel oor so n groot area so hoog is.

GEVOLGTREKKING

My praktiese ervaring as boer. (Plaas is ongeveer 1km vanaf Fonteinstraat) waar soortgelyke tipografie en grondtipes voorkom asook met die dieselfde reënval dat dit baie hoë risiko sal wees om aan die westekant van Fonteinstraat enige gebou op te rig. Selfs die vestiging van 'n teerstraat mag riskant wees.

Graag wil ek enige onwikkelaars se aandag daarop vestig dat ons nooit die natuur moet onderskat in enige ontwikkeling nie. Dit het die potensiaal om rampsoedig te wees.
Die Uwe,

H J Bruwer



The X marks on the above aerial photograph indicate Mr Bruwer's recollection of the location of the springs and fountains referred to in his letter. This corresponds very well with the findings of the ABIA.

ANNEXURE B: PETITION IN SUPPORT OF THIS LETTER

16

Submission Date	Name	Email
Apr 13, 2025	Abie Bruwer	abie.bruwer@mweb.co.za
Apr 13, 2025	Adrian Botha	adrian.botha@wika.com
Apr 14, 2025	Adrienne Spaeks	adrienne@sparkscollective.co.za
Apr 14, 2025	Adrienne Genis	adrienne.genis@gmail.com
Apr 11, 2025	Alecia Wepener	aleciac1@gmail.com
Apr 13, 2025	Aletta Rademan	aletta.rademan@gmail.com
Apr 11, 2025	Alexander Mettenheimer	info@zonquasdrift.co.za
Apr 10, 2025	Alfred Ahrens	alfredahrens12@gmail.com
Apr 13, 2025	Alison Prest	alisonprest@gmail.com
Apr 13, 2025	Alta van Eck	altavaneck@mweb.co.za
Apr 13, 2025	Amanda Bowen	amandabowen@iafrica.com
Apr 10, 2025	Anabela Killin	anabelakillin@gmail.com
Apr 11, 2025	Anchen Ludick	nefrihein@gmail.com
Apr 13, 2025	Andrea Green	andrea.jill.green@gmail.com
Apr 10, 2025	Andrew Atkinson	andrew@apa-consult.com
Apr 10, 2025	Andrew Grobler	andy.grobler@mweb.co.za
Apr 10, 2025	Andrew Haith	andrewhaith@me.com
Apr 11, 2025	Andrew Morgan	info@andrewmorganphotography.com
Apr 11, 2025	Andries Potgieter	pottie3@mweb.co.za
Apr 13, 2025	Anna-Marie Munro	ammunro@mweb.co.za
Apr 11, 2025	Anne Ketel	Anne@remax-countryassociates.co.za
Apr 11, 2025	Anria Kolbe	anriakolbe@gmail.com
Apr 10, 2025	Anthony Harris	anthony@anthonyharris.co.za
Apr 13, 2025	Antoinette Opperman	antuvh@gmail.com
Apr 13, 2025	Antoinette Nel	nelantoinette1@gmail.com
Apr 11, 2025	Antoinette Von Saurma	kunst@muzawo.de
Apr 11, 2025	Arno Theron	datheron@gmail.com
Apr 11, 2025	Ashley Stone	ashleystone@mac.com
Apr 10, 2025	Barbara Bowyer	barbbowyer@gmail.com
Apr 13, 2025	Barry Coetzee	barrycz531@gmail.com
Apr 13, 2025	Bas Van Kampen	bdvkampen@gmail.com
Apr 14, 2025	Basil Friedlander	basilfriedlander@gmail.com
Apr 10, 2025	Benjamin Kellerman	beminkellerman@gmail.com
Apr 13, 2025	Bernadette Lindhorst	blindhorst@gmail.com
Apr 13, 2025	Bo Nilsson	bo.nilsson@cetabse.com
Apr 13, 2025	BRIAN HENNING	henning.brian@gmail.com
Apr 13, 2025	Camilla Nilsson	camilla@eden-riebeek-kasteel.com
Apr 13, 2025	Carel Breytenbach	carel.breyten@icloud.com
Apr 13, 2025	Carole Zipp	carole@brandswitch.co.za
Apr 13, 2025	Cath Harrison	catherine.harrison@mtn.com

17

Apr 10, 2025	Catherine Stuart	cathstuart@gmail.com
Apr 10, 2025	Cecil Friend	champheat@gmail.com
Apr 13, 2025	Cecile Bruwer	cecilebruwer40@gmail.com
Apr 13, 2025	Cecile Roux	liewedeug@gmail.com
Apr 13, 2025	Chantal Smuts	chantal@creativestore.co.za
Apr 11, 2025	Charl Pienaar	jorikpienaar@gmail.com
Apr 10, 2025	Charles St. Clair-Bolam	charles@homelands.je
Apr 10, 2025	Charmaine Haith	charmainehaith@gmail.com
Apr 10, 2025	Cheryl Buckley	buckscath@gmail.com
Apr 10, 2025	Christine Roos	christine@roos.co.za
Apr 10, 2025	Clive Rosser	cliverosser162@gmail.com
Apr 13, 2025	Cronje Rademan	cronjer@gmail.com
Apr 13, 2025	Crystal&Twine	info@crystalandtwine.co.za
Apr 13, 2025	Darrin Green	darringreen18@gmail.com
Apr 12, 2025	Dave Martin	dp.martin@outlook.com
Apr 13, 2025	David Riley	zorgvliet3@gmail.com
Apr 10, 2025	Delene Schoeman	mistletoeschoeman@gmail.com
Apr 13, 2025	Deon Redman	deonredman@yahoo.com
Apr 11, 2025	Derek Van der Riet	olives@olive-boutique.co.za
Apr 11, 2025	Desiree Whiting	Deswhiting@gmail.com
Apr 11, 2025	Dieter Wust	dwust@iafrica.com
Apr 10, 2025	Don King	donk@vipnet.co.za
Apr 13, 2025	Elizabeth Ahrens	elize@jmdrilling.co.za
Apr 13, 2025	Elsje-Mari Van Zyl	elsjemariJ@gmail.com
Apr 13, 2025	Emma Willemse	emmart@worldonline.co.za
Apr 10, 2025	Eugene Du Plessis	Info@locumsa.co.za
Apr 10, 2025	Eugene da Silva	eugene@emergingarchitecture.co.za
Apr 10, 2025	Fiona Hellmann	hellmann@mweb.co.za
Apr 11, 2025	Fiona St Clair-Bolam	fi@homelands.je
Apr 13, 2025	Floris Coetzee	floris247@gmail.com
Apr 10, 2025	Francine Dowling-Pitt	fdowling@iafrica.com
Apr 10, 2025	Fred van Dongen	deltamin@hotmail.com
Apr 13, 2025	Gabrielle Redelinghuys	gabrielle.redelinghuys@gmail.com
Apr 14, 2025	Gail Friedlander	gail.friedlander@pamgolding.co.za
Apr 14, 2025	Gail Walters	subs@OhWhatFun.co.za
Apr 13, 2025	Gary Lindhorst	Garylindhorst11@gmail.com
Apr 11, 2025	Geoff Cooper	durrantorbel@gmail.com
Apr 13, 2025	Gerhard Oosthuizen	gerhardo@mweb.co.za
Apr 13, 2025	Gerhardus Olivier	olivier-hardy@wanadoo.fr
Apr 11, 2025	Gerrit Van Zyl	Riebeekguesthouse@gmail.com
Apr 11, 2025	Gillian Barrett	gfdanvers@gmail.com
Apr 11, 2025	Gordon Williams	mrnodrog@googlemail.com
Apr 13, 2025	Hanli Fourie	Cliniquenouveau@icloud.com

18

Apr 11, 2025	Hannah Velthuysen	hannah.velthuysen@gmail.com
Apr 13, 2025	Hanti Badenhorst	hanti@internext.co.za
Apr 11, 2025	Heather McCulloch	Heather.McCulloch@foord.co.za
Apr 10, 2025	Helen Weber	h_m_weber@hotmail.com
Apr 11, 2025	Henk Bruwer	henk@vnboerdery.co.za
Apr 13, 2025	Herman Stander	her.stander@gmail.com
Apr 10, 2025	Ina Kellerman	inakellerman11@gmail.com
Apr 13, 2025	Ingrid Moir	ingrid.moir@gmail.com
Apr 10, 2025	Isolde Paymans	isoldepaymans78@gmail.com
Apr 13, 2025	Jacques Pauw	jacquespauw@hotmail.com
Apr 13, 2025	Janice Parry-Davies	janicepd1@gmail.com
Apr 14, 2025	JANNIE CELLIERS	janniecelliers@tiscali.co.za
Apr 13, 2025	Jean Fourie	27824553248@vodamail.co.za
Apr 11, 2025	Jennifer Cooper	jennycoop7@gmail.com
Apr 11, 2025	Jess Martin	zowmar@pixie.co.za
Apr 10, 2025	John Killin	j@wpwebdev.net
Apr 10, 2025	John Plaskett	johnpl3077@gmail.com
Apr 13, 2025	Jolanda Meyer	jolandameyer@mac.com
Apr 14, 2025	Jonathan Genis	jonathan@339south.com
Apr 10, 2025	Juan Dyason	juandyason@yahoo.com
Apr 10, 2025	Judy Sturrock	judysturrock@gmail.com
Apr 11, 2025	Kaeyla McGee	kaeyla1@outlook.com
Apr 13, 2025	Kara van Zyl	karatie@gmail.com
Apr 13, 2025	Karen Hall	kphkaren1046@gmail.com
Apr 13, 2025	Karen Stander	info@karenstanderart.com
Apr 13, 2025	Kari Fuller-Gee	karihuv@online.no
Apr 13, 2025	Karin Neethling	johan@jhn.co.za
Apr 10, 2025	Karin Pulles	karin@phd.co.za
Apr 11, 2025	Kevan Moses	moseskevan@gmail.com
Apr 13, 2025	Kevin Chambers	krchambers7@gmail.com
Apr 14, 2025	Klaus Piprek	klauspiprek@gmail.com
Apr 13, 2025	Krisjan Rossouw	kingkris22@gmail.com
Apr 13, 2025	Leila Fanner	leilafanner@gmail.com
Apr 10, 2025	Lesley Barrett	lesley.barrett@yahoo.co.uk
Apr 13, 2025	Leslie Hellmann	hellmann@mweb.co.za
Apr 10, 2025	Libby Ferrandi	libby.ferrandi@gmail.com
Apr 11, 2025	Linda Harrison	li.daharrisons@gmail.com
Apr 13, 2025	Linda Ravenhill	linda@meded.co.za
Apr 11, 2025	Liz McQueen	angus@lantic.net
Apr 13, 2025	Lize Albertyn-du Toit	lalbertyndutoit@gmail.com
Apr 11, 2025	Lizette Visser	bayleaf@telkomsa.net
Apr 13, 2025	Louise Grantham	louise@bookstorm.co.za
Apr 13, 2025	Lynne Glass	lynne@lynneglass.co.za

19

Apr 11, 2025	Lynne McNamara	lynnemcn8@gmail.coml
Apr 11, 2025	Maarten Venter	maartenvntr@gmail.com
Apr 13, 2025	Mac Brodie	zenlibramac@gmail.com
Apr 13, 2025	Mandy Katz	katzrin1@gmail.com
Apr 10, 2025	Mare Scott	marescott61@icloud.com
Apr 11, 2025	Margaret McCulloch	cardonesscottage@gmail.com
Apr 11, 2025	Maria Kirstein	mariakirstein@gmail.com
Apr 13, 2025	Maria Victor	namakwaland.mv@gmail.com
Apr 13, 2025	Marie Irissou	marie.irissou@gmail.com
Apr 13, 2025	Mariette Gregor	mariette.gregor@gmail.com
Apr 10, 2025	Marita Cockcroft	marita@maritacockcroft.co.za
Apr 11, 2025	Mark Ritchie	markritchie52@gmail.com
Apr 11, 2025	Mark Tame	mark@percipient.co.za
Apr 13, 2025	Martie MacDougall	martiemac@mweb.co.za
Apr 13, 2025	Masja Timmerman	masjat@hotmail.com
Apr 13, 2025	Mathiam Smit	mathiamsmit@gmail.com
Apr 10, 2025	Matthew Cockcroft	matthew@involution.co.za
Apr 10, 2025	Megan Dyason	megan@lunacreate.co.za
Apr 13, 2025	Megan Willson	megan@360degrees.co.za
Apr 11, 2025	Megan Wyche	megan.wyche@gmail.com
Apr 13, 2025	Meikie Christensen	meikiech@gmail.com
Apr 10, 2025	Micha Katz	michak972@gmail.com
Apr 11, 2025	Michael Rossiter	tekare@mweb.co.za
Apr 11, 2025	Michael Walters	mike@ohwhatfun.co.za
Apr 11, 2025	Michael Fuller-Gee	Mic-full@online.no
Apr 13, 2025	Michael Kolbe	michaelzeke@gmail.com
Apr 11, 2025	Michael Meredith	michael@here-be-dragons.co.za
Apr 11, 2025	Michel Post	michel_r_post@hotmail.com
Apr 13, 2025	Michelle Nicholls	michelle@phoenixrisk.co.za
Apr 13, 2025	Michelle Osborne	michelle.osborne24@gmail.com
Apr 13, 2025	Mohammed Khan	mohkhn@gmail.com
Apr 13, 2025	Moira King	moira@vipnet.co.za
Apr 10, 2025	Nardus Opperman	nardus.opperman@gmail.com
Apr 13, 2025	Neil Moir	ingrid.moir@gmail.com
Apr 13, 2025	niek vaders	nvaders56@gmail.com
Apr 11, 2025	Niki Denner	niki@inkt.co.za
Apr 13, 2025	Nix Wilson	robnickybrahmans@gmail.com
Apr 13, 2025	Nora Keet	norakeet@gmail.com
Apr 13, 2025	Patience anne Eldridge	anneeldridge53@gmail.com
Apr 13, 2025	Paul Bowen	Paul.Bowen@uct.ac.za
Apr 10, 2025	Paul Harding	paul.w.harding@gmail.com
Apr 11, 2025	Paul Harrison	harrison20hermon@gmail.com
Apr 13, 2025	Peggy Greyling	peggygreyling@gmail.com

20

Apr 13, 2025	Peter Pistorius	peter.pistorius@gmail.com
Apr 13, 2025	Petro Fourie	stay@potpourriguesthouse.co.za
Apr 10, 2025	Pierre Minnie	moontreeproject@gmail.com
Apr 11, 2025	Pieter Swart	pieterswart@sun.ac.za
Apr 13, 2025	Pieter Victor	pietervic@gmail.com
Apr 13, 2025	Quintin Bohr	quintin.bohr@gmail.com
Apr 10, 2025	Ralph Whiting	ralphwhiting@rvwtech.co.za
Apr 13, 2025	Raymond Bowyer	rcbowyer@gmail.com
Apr 13, 2025	Riana Milne-Gadd	rmilnegadd@gmail.com
Apr 14, 2025	Richard Sparks	richard@atlanticcape.co.za
Apr 13, 2025	Rob McQueen	robmcqueen@lantic.net
Apr 10, 2025	Rob Brendel	brendel.brendel@gmail.com
Apr 11, 2025	Rodney Budd	rodney.budd@gmail.com
Apr 13, 2025	Rodney Tredrea	rodney.tredrea@gmail.com
Apr 14, 2025	Rudolph Willemse	rudolph@regulatoryframeworks.co.za
Apr 13, 2025	Samantha Suddons	s_suddons@hotmail.com
Apr 10, 2025	Sandra Barrett	sandy.barrett201@gmail.com
Apr 11, 2025	Sandra Bester	sandra@besterwines.com
Apr 11, 2025	Sandy Tolosana	stolosana@yahoo.com
Apr 14, 2025	Santa Bedeker	smbedeker13@gmail.com
Apr 11, 2025	Sharon Riley	zorgvliet3@gmail.com
Apr 13, 2025	Shawn Hewitt	goodintentconnections@gmail.com
Apr 12, 2025	Shelbi Milne-Gadd	smilnegadd@gmail.com
Apr 11, 2025	Sindie Pienaar	sindie@mustdoodle.co.za
Apr 13, 2025	Sirp Elema	sirpelema@gmail.com
Apr 13, 2025	Sol V Rensburg Smook	solsmook@gmail.com
Apr 11, 2025	Solveigh Smit	solveighsmit@gmail.com
Apr 13, 2025	Sonja Vlok	welgevonden@mweb.co.za
Apr 14, 2025	Stephanus De Bruyn	sp.debruyn@gmail.com
Apr 11, 2025	Susan Aird	susanaird@gmail.com
Apr 13, 2025	Tarryn Pietersen	tarrynleighpietersen@gmail.com
Apr 13, 2025	Tebra Du Plessis	tebrauys@gmail.com
Apr 13, 2025	Tienie Stander	tieniehex@gmail.com
Apr 13, 2025	Tracey Hawthorne	traceyhaw@mweb.co.za
Apr 13, 2025	Verné Jordaan	verne.jordaan@gmail.com
Apr 13, 2025	Vincent Bleyaert	vincent.bleyaert@gmail.com
Apr 13, 2025	Vincent Osborne	vosborne@privatewealth.co.za
Apr 13, 2025	William Dicey	williamdicey@gmail.com
Apr 10, 2025	William Scott	wkscott55@gmail.com
Apr 13, 2025	Wilna Budd	wilnabudd@gmail.com
Apr 10, 2025	Yolanda Lewis	Lewisyolanda07@gmail.com
Apr 10, 2025	Zakkie Bester	zakkie@besterwines.com

4. FINAL ROUND OF PUBLIC PARTICIPATION – PPP 5

A final in process public participation was undertaken by Lornay Environmental Consulting from 24 April 2026 to 26 May 2026. Public participation was conducted for both the In Process Basic Assessment Report and the Draft Heritage Impact Assessment, as follows:

1. A newspaper advertisement was placed in the Swartland Joernaal on the 24th April 2026: as follows.

2. Two Noticeboards were placed at different places on site.

3. All registered, interested, and affected parties were notified of their commenting opportunity

4. All organs of state were notified.

5. The documents were uploaded to the EAPS website.



LORNAY ENVIRONMENTAL CONSULTING

NOTICE OF PUBLIC PARTICIPATION
BASIC ENVIRONMENTAL IMPACT ASSESSMENT

Notice is hereby provided, in accordance with the Environmental Impact Assessment (EIA) regulations, as stipulated under the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA) and the 2014 NEMA EIA Regulations (as amended) as published in Government Gazette No. 38282, Government Notice R983, R984, and R985, on 4 December 2014, and the National Heritage Resources Act (Act No. 25 of 1999), to register as a Interested and Affected Party (I&AP) and provide comments on the In-Process Basic Assessment Report and Heritage Impact Assessment, for the *Proposed Mixed-Use Development And Associated Infrastructure on Erf No. 878, Riebeek Kasteel.*

LORNAY REF: Erf-878-RK
DEADP REF: 16/3/3/1/F5/20/2001/25
APPLICANT: Silver Solutions 3371 CC
LOCATION: Erf 878, Riebeek Kasteel, Malmesbury RD
PROJECT OVERVIEW: The proposed development involves the establishment of a Mixed-Use Development on Erf 878, Riebeek Kasteel.
LISTED ACTIVITIES: The following Listed Activities are applied for in terms of the NEMA EIA Regulations:

- **Listing Notice 1 (GN R983): Activities 12; 19, 27, 28,**
- **Listing Notice 3 (GN R985): Activities 12**

A copy of the Draft Basic Assessment Report, the Heritage Impact Assessment and associated documents, are 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 **24 April 2026 to 26 May 2026**

Please register or submit your comment as follows:
Lornay Environmental Consulting
For Att: Michelle Naylor
Tel: 083 245 6556
Email: michelle@lornay.co.za
Website: www.lornay.co.za
Address: Unit 5/1F, Hemel & Aarde Wine Village, Hermanus

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

LORNAY ENVIRONMENTAL CONSULTING
Environmental Impact Assessments | Basic Assessments| 24G Applications |Water Use License Applications | Environmental Audits

Notice of Water Use Licence Application

Sonquas Fontein Farm No. 446, Darling, Western Cape.

60-day Period of Public Participation: 30/04/2026 – 02/07/2026

To Whom It May Concern

Johan Enslin is applying for a Water Use Licence Application (WULA), which will be submitted to the Department of Water and Sanitation. This Notice serves as part of the public participation process, as mandated by *Section 41 of the National Water Act (NWA) (No. 36 of 1998)*.

Groundwater will be abstracted from four production boreholes that were correctly yield tested according to *SANS 10299-4:2003, Part 4 National Standards*. The sustainable pumping rates have been determined based on data obtained during yield testing. The proposed volume of groundwater to be abstracted is 742 000 m³/a and will be used for agricultural irrigation on the property.

The water uses being applied for in terms of *Section 21 of the NWA* are indicated in the Table below. Please note that minor changes may still occur, and supporting documentation, such as the Geohydrological Assessment Report, can be made available upon request

Water Use	Description	Volume (m³/a)	Location	Purpose
Section 21 (a)	Taking water from a water resource	742 000	Sonquas Fontein Farm No. 446	Agricultural Irrigation
Section 21 (c)	Impeding or diverting the flow of water in a watercourse	N/A		
Section 21 (i)	Altering the bed, banks, course or characteristics of a water resource	N/A		

If you have any questions, comments, or objections about the application, please get in touch with the WULA consultants before 02 July 2026 at

Ezelna Germeshuisen-Cogho
WULA Consultant
ezelna@geoss.co.za
021 880 1079
www.geoss.co.za

Janneke van der Steenhoven
WULA Consultant
janneke@geoss.co.za
021 880 1079
www.geoss.co.za

GEOSS

Swartland hosts 3rd annual SMME Indaba



Above: : Malizia Fortuin (MJ Cleaning Services), Koketso Mokoditoa (Standard Bank), Yonela Meeno (Ndiyazazi – I Am Enough), Eldavine Davids (Swartland Technology), Executive Mayor Alderman Harold Cleophas, Bradley Chetty(Atlantic Energy SA), Nomakwezi Yedwa (Sono Sodwa General Trading), Juandre Klaase (Standard Bank), Joggie Scholtz – Municipal Manager.

On Friday, 17 April 2026, Swartland Municipality hosted its third annual SMME Indaba at the Malmesbury Town Hall. The SMME (Small, Medium and Micro Enterprises) Indaba brings together entrepreneurs and key stakeholders to foster networks of support, collaboration, and business growth.

This annual event has become an important platform for local entrepreneurs to showcase their products and services, while gaining access to valuable resources, mentorship, and funding opportunities.

Executive Mayor Harold Cleophas reaffirmed the Municipality's commitment to building a stronger and more inclusive local economy.

"SMMEs are the driving force behind a resilient and inclusive economy. They are the risk-takers, innovators and job creators," said Mayor Cleophas during his keynote address.

The Swartland SMME Indaba continues to serve as a reliable platform for meaningful dialogue, partnerships, and business development. As part of Swartland's vision of being a forward-thinking municipality where people can live their dreams, the event aims to strengthen support networks for local businesses.

These efforts are made possible through strong partnerships across sectors, including the main sponsor, Standard Bank, as well as the Malmesbury Business Chamber, the National Youth Development Agency (NYDA), and the Western Cape Government.

This year's event featured entrepreneurs from a range of sectors, including technology and IT, food, services, and media. A total of 25 SMMEs applied to participate in the Indaba. As part of the selection process, applicants pitched their business ideas to a panel comprising representatives from Standard Bank, the Malmesbury Business Chamber, and Swartland Municipality. Following this process, 18 participants took part in the Indaba, with seven businesses chosen to deliver two-minute pitches to attendees.

Based on these presentations, the panel selected five winners across various categories:

- Special Recognition Awards were presented to Atlantic Energy SA and Sona Sodwa General Trading for their strong growth potential. Each business received R25 000 from Standard Bank to support their development.
- The Positive Community Impact Award was awarded to Ndiyazazi - I Am Enough in recognition of its meaningful contribution to uplifting and empowering the community. The business received R50 000 from Standard Bank.
- The Best Business Growth Award, along with a R50 000 prize from Standard Bank, was awarded to MJ Cleaning Services.
- The Best Innovation Award went to Swartland Technology, which also received R50 000 to further invest in its business.

Each year, the SMME Indaba continues to evolve as a valuable learning experience for both participants and the Municipality as host. As the event grows, Swartland Municipality remains grateful for the partnerships that have been built over the past three years. A special thank you to the Municipality's banking partner, Standard Bank who has given exceptional support and has made meaningful contributions to economic development in the Swartland.

NOTICE OF PUBLIC PARTICIPATION
BASIC ENVIRONMENTAL IMPACT ASSESSMENT

LORNAY ENVIRONMENTAL CONSULTING

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, and the National Heritage Resources Act (Act No. 25 of 1999), to register as a Interested and Affected Party (I&AP) and provide comments on the In-Process Basic Assessment Report and Heritage Impact Assessment, for the *Proposed Mixed-Use Development And Associated Infrastructure on Erf No. 878, Riebeek Kasteel.*

LORNAY REF: Erf-878-RK
DEADP REF: 16/3/3/1/F5/20/2001/25
APPLICANT: Silver Solutions 3371 CC
LOCATION: Erf 878, Riebeek Kasteel, Malmesbury RD
PROJECT OVERVIEW: The proposed development involves the establishment of a Mixed-Use Development on Erf 878, Riebeek Kasteel.
LISTED ACTIVITIES: The following Listed Activities are applied for in terms of the NEMA EIA Regulations:

- **Listing Notice 1 (GN R983): Activities 12; 19, 27, 28,**
- **Listing Notice 3 (GN R985): Activities 12**

A copy of the Draft Basic Assessment Report, the Heritage Impact Assessment and associated documents, are 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 **24 April 2026 to 26 May 2026**

Please register or submit your comment as follows:
Lornay Environmental Consulting
For Att: Michelle Naylor
Tel: 083 245 6556
Email: michelle@lornay.co.za
Website: www.lornay.co.za
Address: Unit 5/1F, Hemel & Aarde Wine Village, Hermanus

IMPORTANT NOTICE: In accordance with the Protection of Personal Information Act (POPIA, 2021), by registering and commenting as an I&AP your name and comments will be made public.

LORNAY ENVIRONMENTAL CONSULTING
Environmental Impact Assessments | Basic Assessments| 24G Applications |Water Use License Applications | Environmental Audits

Meiring Primêr het jou nodig

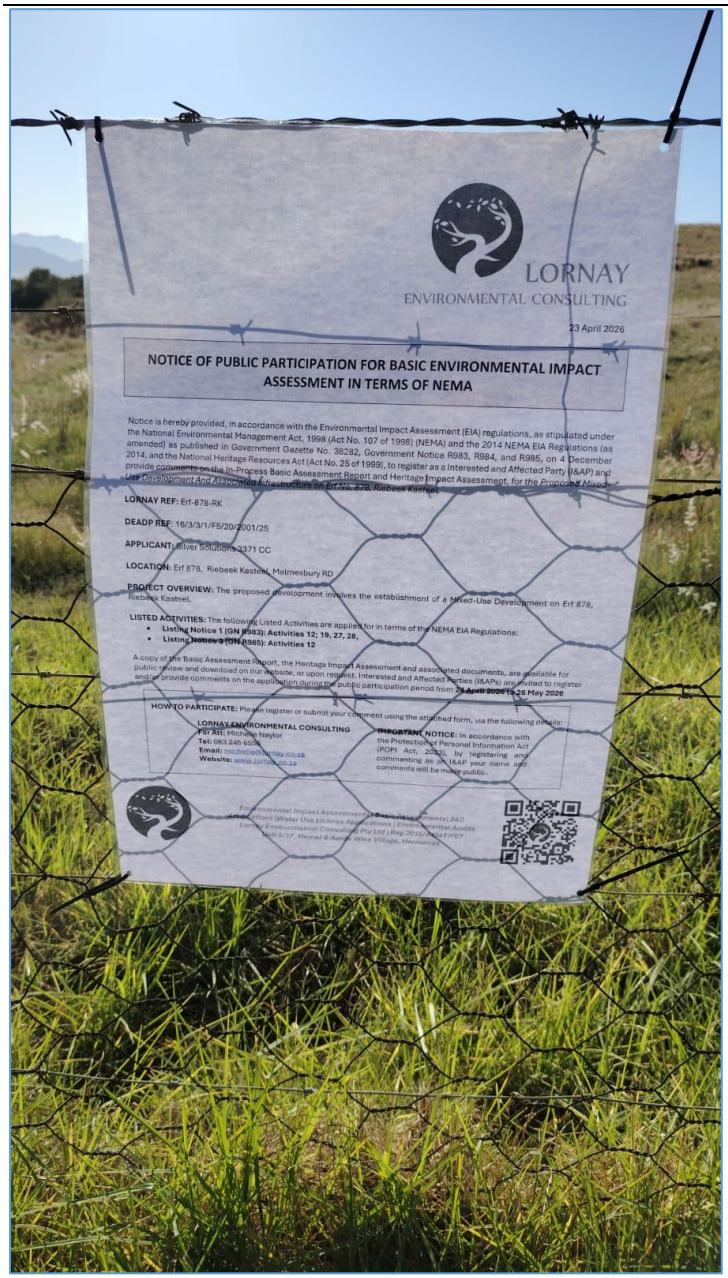
Meiring Primêr het onlangs 'n groot terugslag gehad toe die skool die slagoffer van 'n inbraak was.

Al hulle voedselvoorraad is gesteel.

Die skool het 'n voedingskema waar hulle twee maaltye per dag aan leerders verskaf.

Die skool vra die gemeenskap se hulp om hierdie reserwes weer op te bou, deur 'n donasie van nie-bederfbare produkte te maak, sodat hulle 'n verskil in hul leerders se lewens kan maak. Donasies kan afgegee word by Groenkloof Dierekliniek op Malmesbury of Riebeek-Kasteel teen Vrydag 17:00. Vir meer inligting, kontak 082 089 1234.


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


LORNAY
ENVIRONMENTAL CONSULTING
23 April 2026
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, and the National Heritage Resources Act (Act No. 25 of 1999), to register as a Interested and Affected Party (I&AP) and provide comments on the In-Process Basic Assessment Report and Heritage Impact Assessment, for the Proposed Mixed-Use Development And Associated Infrastructure on Erf No. 878, Riebeek Kasteel.
LORNAY REF: Erf-878-RK
DEADP REF: 16/3/3/1/F5/20/2001/25
APPLICANT: Silver Solutions 3371 CC
LOCATION: Erf 878, Riebeek Kasteel, Malmesbury RD
PROJECT OVERVIEW: The proposed development involves the establishment of a Mixed-Use Development on Erf 878, Riebeek Kasteel.
LISTED ACTIVITIES: The following Listed Activities are applied for in terms of the NEMA EIA Regulations:
Listing Notice 1 (GN R983): Activities 12; 19, 27, 28,
Listing Notice 3 (GN R985): Activities 12
A copy of the Basic Assessment Report, the Heritage Impact Assessment and associated documents, are 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 24 April 2026 to 26 May 2026
HOW TO PARTICIPATE: Please register or submit your comment using the attached form, via the following details:
LORNAY ENVIRONMENTAL CONSULTING
For Att: Michelle Naylor
Tel: 083 245 6536
Email: michelle@lornay.co.za
Website: www.lornay.co.za
IMPORTANT NOTICE: In accordance with the Protection of Personal Information Act (POPI Act, 2013), by registering and commenting as an I&AP your name and comments will be made public.

LORNAY
ENVIRONMENTAL CONSULTING

23 April 2026

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, and the National Heritage Resources Act (Act No. 25 of 1999), to register as a Interested and Affected Party (I&AP) and provide comments on the In-Process Basic Assessment Report and Heritage Impact Assessment, for the *Proposed Mixed-Use Development And Associated Infrastructure on Erf No. 878, Riebeek Kasteel.*

LORNAY REF: Erf-878-RK

DEADP REF: 16/3/3/1/F5/20/2001/25

APPLICANT: Silver Solutions 3371 CC

LOCATION: Erf 878, Riebeek Kasteel, Malmesbury RD

PROJECT OVERVIEW: The proposed development involves the establishment of a Mixed-Use Development on Erf 878, Riebeek Kasteel.

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

- **Listing Notice 1 (GN R983): Activities 12; 19, 27, 28,**
- **Listing Notice 3 (GN R985): Activities 12**

A copy of the Basic Assessment Report, the Heritage Impact Assessment and associated documents, are 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 **24 April 2026 to 26 May 2026**

HOW TO PARTICIPATE: Please register or submit your comment using the attached form, 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

michelle@lornay.co.za

From:	michelle@lornay.co.za
Sent:	Thursday, 23 April 2026 18:59
To:	'Rondine.Isaacs@westerncape.gov.za'; 'taryn.dreyer@westerncape.gov.za'; 'dkotze@wcdm.co.za'; 'swartlandmun@swartland.org.za'; 'Brandon Layman'; Cor Van der Walt; 'Fadwa.Mohammed@westerncape.gov.za'; 'Dreyer Warren'; 'danielsd@dws.gov.za'; 'Ndobeni Nelisa (BVL)'; 'Saliem.Haider@westerncape.gov.za'; 'Stephanie.Barnardt@westerncape.gov.za'; 'Marlene.Laros@westerncape.gov.za'; 'iadams@capenature.co.za'; 'catherine.bill@westerncape.gov.za'
Cc:	'ubk2@swartland.org.za'; DEADP EIA Admin; 'alwynburger@swartland.org.za'; 'zaaymana@swartland.org.za'; 'JuliesU@swartland.org.za'; 'Alet.VanStaden@westerncape.gov.za'; 'Martha.Strydom@westerncape.gov.za'; 'magodlaz@dws.gov.za'; 'cor.vanderwalt@westerncape.gov.za'; 'Brandon.Layman@westerncape.gov.za'; 'DreyerW@dws.gov.za'; 'NdobeniN2@dws.gov.za'
Subject:	Notice of In-Process Public Participation 5 | Erf 878 Riebeek Kasteel
Attachments:	Notice letter PPP 5 Erf 878 RK 230426.pdf

Dear Organ of State,

Re. Notice of commenting opportunity on the In-Process Draft Basic Assessment Report for the proposed mixed-use development on the subject property – PPP 5
DEA&DP Ref No. 16/3/3/1/F5/20/2001/25

Please see attached notice regarding the commenting opportunity on the project. Should you have no further comment, please ignore this notice.
Closing Date 26 May 2026.

Kind regards

LORNAY
ENVIRONMENTAL CONSULTING
Michelle Naylor
M.Sc.; Pr.Sci.Nat. 400327/13., EAPASA. 2019/698, Cand. APHP., IAIAsa
Hemel & Aarde Wine Village – Unit 5/1F
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.

michelle@lornay.co.za

From: michelle@lornay.co.za
Sent: Thursday, 23 April 2026 19:03
To: 'michelle@lornay.co.za'
Subject: Notice of In-Process Public Participation 5 | Erf 878 Riebeek Kasteel
Attachments: Notice letter PPP 5 Erf 878 RK 230426.pdf

Dear Registered Interested and Affected Party,

Re. Notice of commenting opportunity on the In-Process Draft Basic Assessment Report for the proposed mixed-use development on the subject property – PPP5
DEA&DP Ref No. 16/3/3/1/F5/20/2001/25

Kindly see attached notice of your opportunity to comment on the **In-Process Draft Basic Assessment Report**. Please note that Lornay Environmental Consulting represented by Michelle Naylor, was appointed as the new Environmental Assessment Practitioner (EAP) for the project and Mr Charel Bruwer is no longer the primary EAP on the project. Please note that all Registered I&AP's previously identified and all comments previously recorded by Mr Bruwer are included in this report and its appendices. Please also note that a revised layout alternative has been assessed in this revised report. Alternative 4 is the current preferred alternative and replaces the previous layout alternatives assessed. The Alternative 4 amongst others, sees the complete removal of the service and fuel station, removal of the Riebeek Hilltop development and a reduction in overall density of the development as guided by the specialist team.

Refer to the information attached for direction on how to submit comment on the project.

Please note that this round of Public Participation closes at the end of day on the **26 May 2026.**

Feel free to contact me, should you have any queries. If 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., IAIAsa
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

1

All registered Interested and Affected parties from all 4 rounds of previous public participation have been notified of their commenting opportunity. See updated Register of I&AP's below:

Organs of State

#	Name	Organisation	Email Address	Category	Source
1	Rondine Isaacs	DEA&DP	Rondine.Isaacs@westerncape.gov.za	Organ of State	PPP4 Register
2	Alwyn Burger	Swartland Municipality	alwynburger@swartland.org.za	Organ of State	PPP4 Register
3		Swartland Municipality	zaaymana@swartland.org.za	Organ of State	PPP4 Register
4		Swartland Municipality	JuliesU@swartland.org.za	Organ of State	PPP4 Register
5	Alet Van Staden	DEA&DP: Waste Management	Alet.VanStaden@westerncape.gov.za	Organ of State	PPP4 Register
6	Martha Strydom	DEA&DP: Waste Management	Martha.Strydom@westerncape.gov.za	Organ of State	PPP4 Register
7	Ziyanda Magodla	Department of Water and Sanitation	magodlaz@dws.gov.za	Organ of State	PPP4 Register
8	Taryn Dreyer	DEA&DP	Taryn.Dreyer@westerncape.gov.za	Organ of State	PPP1 Organs of State
9	Doretha Kotze	West Coast District Municipality	dkotze@wcdm.co.za	Organ of State	PPP1 Organs of State
10	Louis Zikman	Swartland Municipality	swartlandmun@swartland.org.za	Organ of State	PPP1 Organs of State
11	Ismat Adams	CapeNature	iadams@capenature.co.za	Organ of State	PPP1 Organs of State
12	Cor van der Walt	Dept of Agriculture Elsenburg	cor.vanderwalt@westerncape.gov.za	Organ of State	PPP1 Organs of State
13	B. Layman	Dept of Agriculture Elsenburg	Brandon.Layman@westerncape.gov.za	Organ of State	PPP1 Organs of State
14	Fadwa Mohammed	Dept of Agriculture Elsenburg	Fadwa.Mohammed@westerncape.gov.za	Organ of State	PPP1 Organs of State
15	Warren Dreyer	Department of Water and Sanitation	DreyerW@dws.gov.za	Organ of State	PPP1 Organs of State
16	Derril Daniels	Department of Water and Sanitation	DanielsD@dws.gov.za	Organ of State	PPP1 Organs of State
17	Nelisa Ndobeni	Department of Water and Sanitation	NdobeniN2@dws.gov.za	Organ of State	PPP1 Organs of State
18	Catherine Bill	DEA&DP: Pollution & Chemical Mgmt	catherine.bill@westerncape.gov.za	Organ of State	PPP1 Organs of State
19	Derril Daniels	Ward 12 Councillor / Swartland	ubk2@swartland.org.za	Organ of State	PPP1 Organs of State
20	Saliem Haider	DEA&DP: Waste Management	Saliem.Haider@westerncape.gov.za	Organ of State	PPP1 Organs of State
21	Marlene Laros	DEA&DP: Biodiversity Management	Marlene.Laros@westerncape.gov.za	Organ of State	PPP1 Organs of State

22	Stephanie Barnardt	Heritage Western Cape	Stephanie.Barnardt@westerncape.gov.za	Organ of State	PPP1 Organs of State

General Interested and Affected Parties

#	Name	Organisation	Email Address	Category	Source
1	Catherine Stuart	Private	catherine.stuart@2stories.co.za	General I&AP	PPP4 Register
2	Michael (surname not recorded)	Private	michael@here-be-dragons.co.za	General I&AP	PPP4 Register
3	Rob McQueen	Private	robmcqueen@lantic.net	General I&AP	PPP4 Register
4	William Pulles	Riebeek Valley Ratepayers Association	william@phd.co.za	General I&AP	PPP4 Register
5	Chris Wright	Private	wright@wcaccess.co.za	General I&AP	PPP4 Register
6	Nicky Koegelenberg	Private	friebeekwes@pnp.co.za	General I&AP	PPP4 Register
7	Renate Jacobs	Private	renatej2012@gmail.com	General I&AP	PPP4 Register
8	Abie Bruwer	Private	abie.bruwer@mweb.co.za	General I&AP	PPP4 Petition
9	Adrian Botha	Private	adrian.botha@wika.com	General I&AP	PPP4 Petition
10	Adrienne Spaeks	Private	adrienne@sparkscollective.co.za	General I&AP	PPP4 Petition
11	Adrienne Genis	Private	adrienne.genis@gmail.com	General I&AP	PPP4 Petition
12	Alecia Wepener	Private	aleciac1@gmail.com	General I&AP	PPP4 Petition
13	Aletta Rademan	Private	aletta.rademan@gmail.com	General I&AP	PPP4 Petition
14	Alexander Mettenheimer	Private	info@zonquasdrift.co.za	General I&AP	PPP4 Petition
15	Alfred Ahrens	Private	alfredahrens12@gmail.com	General I&AP	PPP4 Petition
16	Alison Prest	Private	alisonprest@gmail.com	General I&AP	PPP4 Petition
17	Alta van Eck	Private	altavaneck@mweb.co.za	General I&AP	PPP4 Petition
18	Amanda Bowen	Private	amandabowen@iafrica.com	General I&AP	PPP4 Petition
19	Anabela Killin	Private	anabelakillin@gmail.com	General I&AP	PPP4 Petition
20	Anchen Ludick	Private	nefrihein@gmail.com	General I&AP	PPP4 Petition
21	Andrea Green	Private	andrea.jill.green@gmail.com	General I&AP	PPP4 Petition
22	Andrew Atkinson	Private	andrew@apa-consult.com	General I&AP	PPP4 Petition
23	Andrew Grobler	Private	andy.grobler@mweb.co.za	General I&AP	PPP4 Petition
24	Andrew Haith	Private	andrewhaith@me.com	General I&AP	PPP4 Petition
25	Andrew Morgan	Private	info@andrewmorganphotography.com	General I&AP	PPP4 Petition

26	Andries Potgieter	Private	pottie3@mweb.co.za	General I&AP	PPP4 Petition
27	Anna-Marie Munro	Private	ammunro@mweb.co.za	General I&AP	PPP4 Petition
28	Anne Ketel	Private	Anne@remax-countryassociates.co.za	General I&AP	PPP4 Petition
29	Anria Kolbe	Private	anriakolbe@gmail.com	General I&AP	PPP4 Petition
30	Anthony Harris	Private	anthony@anthonyharris.co.za	General I&AP	PPP4 Petition
31	Antoinette Opperman	Private	antuvh@gmail.com	General I&AP	PPP4 Petition
32	Antoinette Nel	Private	nelantoinette1@gmail.com	General I&AP	PPP4 Petition
33	Antoinette Von Saurma	Private	kunst@muzawo.de	General I&AP	PPP4 Petition
34	Arno Theron	Private	datheron@gmail.com	General I&AP	PPP4 Petition
35	Ashley Stone	Private	ashleystone@mac.com	General I&AP	PPP4 Petition
36	Barbara Bowyer	Private	barbbowyer@gmail.com	General I&AP	PPP4 Petition
37	Barry Coetzee	Private	barrycz531@gmail.com	General I&AP	PPP4 Petition
38	Bas Van Kampen	Private	bdvkampen@gmail.com	General I&AP	PPP4 Petition
39	Basil Friedlander	Private	basilfriedlander@gmail.com	General I&AP	PPP4 Petition
40	Benjamin Kellerman	Private	beminkellerman@gmail.com	General I&AP	PPP4 Petition
41	Bernadette Lindhorst	Private	blindhorst@gmail.com	General I&AP	PPP4 Petition
42	Bo Nilsson	Private	bo.nilsson@cetabse.com	General I&AP	PPP4 Petition
43	Brian Henning	Private	henning.brian@gmail.com	General I&AP	PPP4 Petition
44	Camilla Nilsson	Private	camilla@eden-riebeek-kasteel.com	General I&AP	PPP4 Petition
45	Carel Breytenbach	Private	carel.breyten@icloud.com	General I&AP	PPP4 Petition
46	Carole Zipp	Private	carole@brandswitch.co.za	General I&AP	PPP4 Petition
47	Cath Harrison	Private	catherine.harrison@mtn.com	General I&AP	PPP4 Petition
48	Catherine Stuart	Private	cathstuart@gmail.com	General I&AP	PPP4 Petition
49	Cecil Friend	Private	champheat@gmail.com	General I&AP	PPP4 Petition
50	Cecile Bruwer	Private	cecilebruwer40@gmail.com	General I&AP	PPP4 Petition
51	Cecile Roux	Private	liewedeug@gmail.com	General I&AP	PPP4 Petition
52	Chantal Smuts	Private	chantal@creativestore.co.za	General I&AP	PPP4 Petition
53	Charl Pienaar	Private	jorikpienaar@gmail.com	General I&AP	PPP4 Petition
54	Charles St. Clair-Bolam	Private	charles@homelands.je	General I&AP	PPP4 Petition
55	Charmaine Haith	Private	charmainehaith@gmail.com	General I&AP	PPP4 Petition
56	Cheryl Buckley	Private	buckscath@gmail.com	General I&AP	PPP4 Petition
57	Christine Roos	Private	christine@roos.co.za	General I&AP	PPP4 Petition

58	Clive Rosser	Private	cliverosser162@gmail.com	General I&AP	PPP4 Petition
59	Cronje Rademan	Private	cronjer@gmail.com	General I&AP	PPP4 Petition
60	Crystal&Twine	Business	info@crystalandtwine.co.za	General I&AP	PPP4 Petition
61	Darrin Green	Private	darringreen18@gmail.com	General I&AP	PPP4 Petition
62	Dave Martin	Private	dp.martin@outlook.com	General I&AP	PPP4 Petition
63	David Riley	Private	zorgvliet3@gmail.com	General I&AP	PPP4 Petition
64	Delene Schoeman	Private	mistletoeschoeman@gmail.com	General I&AP	PPP4 Petition
65	Deon Redman	Private	deonredman@yahoo.com	General I&AP	PPP4 Petition
66	Derek Van der Riet	Private	olives@olive-boutique.co.za	General I&AP	PPP4 Petition
67	Desiree Whiting	Private	Deswhiting@gmail.com	General I&AP	PPP4 Petition
68	Dieter Wust	Private	dwust@iafrica.com	General I&AP	PPP4 Petition
69	Don King	Private	donk@vipnet.co.za	General I&AP	PPP4 Petition
70	Elizabeth Ahrens	Private	elize@jmdrilling.co.za	General I&AP	PPP4 Petition
71	Elsje-Mari Van Zyl	Private	elsjemariJ@gmail.com	General I&AP	PPP4 Petition
72	Emma Willemse	Private	emmart@worldonline.co.za	General I&AP	PPP4 Petition
73	Eugene Du Plessis	Private	Info@locumsa.co.za	General I&AP	PPP4 Petition
74	Eugene da Silva	Private	eugene@emergingarchitecture.co.za	General I&AP	PPP4 Petition
75	Fiona Hellmann	Private	hellmann@mweb.co.za	General I&AP	PPP4 Petition
76	Fiona St Clair-Bolam	Private	fi@homelands.je	General I&AP	PPP4 Petition
77	Floris Coetzee	Private	floris247@gmail.com	General I&AP	PPP4 Petition
78	Francine Dowling-Pitt	Private	fdowling@iafrica.com	General I&AP	PPP4 Petition
79	Fred van Dongen	Private	deltamin@hotmail.com	General I&AP	PPP4 Petition
80	Gabrielle Redelinghuys	Private	gabrielle.redelinghuys@gmail.com	General I&AP	PPP4 Petition
81	Gail Friedlander	Private	gail.friedlander@pamgolding.co.za	General I&AP	PPP4 Petition
82	Gail Walters	Private	subs@OhWhatFun.co.za	General I&AP	PPP4 Petition
83	Gary Lindhorst	Private	Garylindhorst11@gmail.com	General I&AP	PPP4 Petition
84	Geoff Cooper	Private	durrantorbel@gmail.com	General I&AP	PPP4 Petition
85	Gerhard Oosthuizen	Private	gerhardo@mweb.co.za	General I&AP	PPP4 Petition
86	Gerhardus Olivier	Private	olivier-hardy@wanadoo.fr	General I&AP	PPP4 Petition
87	Gerrit Van Zyl	Private	Riebeekguesthouse@gmail.com	General I&AP	PPP4 Petition
88	Gillian Barrett	Private	gfdanvers@gmail.com	General I&AP	PPP4 Petition
89	Gordon Williams	Private	mrnodrog@googlemail.com	General I&AP	PPP4 Petition

90	Hanli Fourie	Private	Cliniquenouveau@icloud.com	General I&AP	PPP4 Petition
91	Hannah Velthuysen	Private	hannah.velthuysen@gmail.com	General I&AP	PPP4 Petition
92	Hanti Badenhorst	Private	hanti@internext.co.za	General I&AP	PPP4 Petition
93	Heather McCulloch	Private	Heather.McCulloch@foord.co.za	General I&AP	PPP4 Petition
94	Helen Weber	Private	h_m_weber@hotmail.com	General I&AP	PPP4 Petition
95	Henk Bruwer	Private	henk@vnboerdery.co.za	General I&AP	PPP4 Petition
96	Herman Stander	Private	her.stander@gmail.com	General I&AP	PPP4 Petition
97	Ina Kellerman	Private	inakellerman11@gmail.com	General I&AP	PPP4 Petition
98	Ingrid Moir	Private	ingrid.moir@gmail.com	General I&AP	PPP4 Petition
99	Isolde Paymans	Private	isoldepaymans78@gmail.com	General I&AP	PPP4 Petition
100	Jacques Pauw	Private	jacquespauw@hotmail.com	General I&AP	PPP4 Petition
101	Janice Parry-Davies	Private	janicepd1@gmail.com	General I&AP	PPP4 Petition
102	Jannie Celliers	Private	janniecelliers@tiscali.co.za	General I&AP	PPP4 Petition
103	Jean Fourie	Private	27824553248@vodamail.co.za	General I&AP	PPP4 Petition
104	Jennifer Cooper	Private	jennycoop7@gmail.com	General I&AP	PPP4 Petition
105	Jess Martin	Private	zowmar@pixie.co.za	General I&AP	PPP4 Petition
106	John Killin	Private	j@wpwebdev.net	General I&AP	PPP4 Petition
107	John Plaskett	Private	johnpl3077@gmail.com	General I&AP	PPP4 Petition
108	Jolanda Meyer	Private	jolandameyer@mac.com	General I&AP	PPP4 Petition
109	Jonathan Genis	Private	jonathan@339south.com	General I&AP	PPP4 Petition
110	Juan Dyason	Private	juandyason@yahoo.com	General I&AP	PPP4 Petition
111	Judy Sturrock	Private	judysturrock@gmail.com	General I&AP	PPP4 Petition
112	Kaeyla McGee	Private	kaeyla1@outlook.com	General I&AP	PPP4 Petition
113	Kara van Zyl	Private	karatie@gmail.com	General I&AP	PPP4 Petition
114	Karen Hall	Private	kphkaren1046@gmail.com	General I&AP	PPP4 Petition
115	Karen Stander	Private	info@karenstanderart.com	General I&AP	PPP4 Petition
116	Kari Fuller-Gee	Private	karihuv@online.no	General I&AP	PPP4 Petition
117	Karin Neethling	Private	johan@jhn.co.za	General I&AP	PPP4 Petition
118	Karin Pulles	Private	karin@phd.co.za	General I&AP	PPP4 Petition
119	Kevan Moses	Private	moseskevan@gmail.com	General I&AP	PPP4 Petition
120	Kevin Chambers	Private	krchambers7@gmail.com	General I&AP	PPP4 Petition
121	Klaus Piprek	Private	klauspiprek@gmail.com	General I&AP	PPP4 Petition

122	Krisjan Rossouw	Private	kingkris22@gmail.com	General I&AP	PPP4 Petition
123	Leila Fanner	Private	leilafanner@gmail.com	General I&AP	PPP4 Petition
124	Lesley Barrett	Private	lesley.barrett@yahoo.co.uk	General I&AP	PPP4 Petition
125	Libby Ferrandi	Private	libby.ferrandi@gmail.com	General I&AP	PPP4 Petition
126	Linda Harrison	Private	li.daharrisons@gmail.com	General I&AP	PPP4 Petition
127	Linda Ravenhill	Private	linda@meded.co.za	General I&AP	PPP4 Petition
128	Liz McQueen	Private	angus@lantic.net	General I&AP	PPP4 Petition
129	Lize Albertyn-du Toit	Private	lalbertyndutoit@gmail.com	General I&AP	PPP4 Petition
130	Lizette Visser	Private	bayleaf@telkomsa.net	General I&AP	PPP4 Petition
131	Louise Grantham	Private	louise@bookstorm.co.za	General I&AP	PPP4 Petition
132	Lynne Glass	Private	lynne@lynneglass.co.za	General I&AP	PPP4 Petition
133	Lynne McNamara	Private	lynnemcn8@gmail.com	General I&AP	PPP4 Petition
134	Maarten Venter	Private	maartenvntr@gmail.com	General I&AP	PPP4 Petition
135	Mac Brodie	Private	zenlibramac@gmail.com	General I&AP	PPP4 Petition
136	Mandy Katz	Private	katzrin1@gmail.com	General I&AP	PPP4 Petition
137	Mare Scott	Private	marescott61@icloud.com	General I&AP	PPP4 Petition
138	Margaret McCulloch	Private	cardonesscottage@gmail.com	General I&AP	PPP4 Petition
139	Maria Kirstein	Private	mariakirstein@gmail.com	General I&AP	PPP4 Petition
140	Maria Victor	Private	namakwaland.mv@gmail.com	General I&AP	PPP4 Petition
141	Marie Irissou	Private	marie.irissou@gmail.com	General I&AP	PPP4 Petition
142	Mariette Gregor	Private	mariette.gregor@gmail.com	General I&AP	PPP4 Petition
143	Marita Cockcroft	Private	marita@maritacockcroft.co.za	General I&AP	PPP4 Petition
144	Mark Ritchie	Private	markritchie52@gmail.com	General I&AP	PPP4 Petition
145	Mark Tame	Private	mark@percipient.co.za	General I&AP	PPP4 Petition
146	Martie MacDougall	Private	martiemac@mweb.co.za	General I&AP	PPP4 Petition
147	Masja Timmerman	Private	masjat@hotmail.com	General I&AP	PPP4 Petition
148	Mathiam Smit	Private	mathiamsmit@gmail.com	General I&AP	PPP4 Petition
149	Matthew Cockcroft	Private	matthew@involution.co.za	General I&AP	PPP4 Petition
150	Megan Dyason	Private	megan@lunacreate.co.za	General I&AP	PPP4 Petition
151	Megan Willson	Private	megan@360degrees.co.za	General I&AP	PPP4 Petition
152	Megan Wyche	Private	megan.wyche@gmail.com	General I&AP	PPP4 Petition
153	Meikie Christensen	Private	meikiech@gmail.com	General I&AP	PPP4 Petition

154	Micha Katz	Private	michak972@gmail.com	General I&AP	PPP4 Petition
155	Michael Rossiter	Private	tekare@mweb.co.za	General I&AP	PPP4 Petition
156	Michael Walters	Private	mike@ohwhatfun.co.za	General I&AP	PPP4 Petition
157	Michael Fuller-Gee	Private	Mic-full@online.no	General I&AP	PPP4 Petition
158	Michael Kolbe	Private	michaelzeke@gmail.com	General I&AP	PPP4 Petition
159	Michel Post	Private	michel_r_post@hotmail.com	General I&AP	PPP4 Petition
160	Michelle Nicholls	Private	michelle@phoenixrisk.co.za	General I&AP	PPP4 Petition
161	Michelle Osborne	Private	michelle.osborne24@gmail.com	General I&AP	PPP4 Petition
162	Mohammed Khan	Private	mohkhn@gmail.com	General I&AP	PPP4 Petition
163	Moira King	Private	moira@vipnet.co.za	General I&AP	PPP4 Petition
164	Nardus Opperman	Private	nardus.opperman@gmail.com	General I&AP	PPP4 Petition
165	Niek Vaders	Private	nvaders56@gmail.com	General I&AP	PPP4 Petition
166	Niki Denner	Private	niki@inkt.co.za	General I&AP	PPP4 Petition
167	Nix Wilson	Private	robnickybrahmans@gmail.com	General I&AP	PPP4 Petition
168	Nora Keet	Private	norakeet@gmail.com	General I&AP	PPP4 Petition
169	Patience Anne Eldridge	Private	anneeldridge53@gmail.com	General I&AP	PPP4 Petition
170	Paul Bowen	Private	Paul.Bowen@uct.ac.za	General I&AP	PPP4 Petition
171	Paul Harding	Private	paul.w.harding@gmail.com	General I&AP	PPP4 Petition
172	Paul Harrison	Private	harrison20hermon@gmail.com	General I&AP	PPP4 Petition
173	Peggy Greyling	Private	peggygreyling@gmail.com	General I&AP	PPP4 Petition
174	Peter Pistorius	Private	peter.pistorius@gmail.com	General I&AP	PPP4 Petition
175	Petro Fourie	Private	stay@potpourriguesthouse.co.za	General I&AP	PPP4 Petition
176	Pierre Minnie	Private	moontreeproject@gmail.com	General I&AP	PPP4 Petition
177	Pieter Swart	Private	pieterswart@sun.ac.za	General I&AP	PPP4 Petition
178	Pieter Victor	Private	pietervic@gmail.com	General I&AP	PPP4 Petition
179	Quintin Bohr	Private	quintin.bohr@gmail.com	General I&AP	PPP4 Petition
180	Ralph Whiting	Private	ralphwhiting@rvwtech.co.za	General I&AP	PPP4 Petition
181	Raymond Bowyer	Private	rcbowyer@gmail.com	General I&AP	PPP4 Petition
182	Riana Milne-Gadd	Private	rmilnegadd@gmail.com	General I&AP	PPP4 Petition
183	Richard Sparks	Private	richard@atlanticcape.co.za	General I&AP	PPP4 Petition
184	Rob Brendel	Private	brendel.brendel@gmail.com	General I&AP	PPP4 Petition
185	Rodney Budd	Private	rodney.budd@gmail.com	General I&AP	PPP4 Petition

186	Rodney Tredrea	Private	rodney.tredrea@gmail.com	General I&AP	PPP4 Petition
187	Rudolph Willemse	Private	rudolph@regulatoryframeworks.co.za	General I&AP	PPP4 Petition
188	Samantha Suddons	Private	s_suddons@hotmail.com	General I&AP	PPP4 Petition
189	Sandra Barrett	Private	sandy.barrett201@gmail.com	General I&AP	PPP4 Petition
190	Sandra Bester	Private	sandra@besterwines.com	General I&AP	PPP4 Petition
191	Sandy Tolosana	Private	stolosana@yahoo.com	General I&AP	PPP4 Petition
192	Santa Bedeker	Private	smbedeker13@gmail.com	General I&AP	PPP4 Petition
193	Shawn Hewitt	Private	goodintentconnections@gmail.com	General I&AP	PPP4 Petition
194	Shelbi Milne-Gadd	Private	smilnegadd@gmail.com	General I&AP	PPP4 Petition
195	Sindie Pienaar	Private	sindie@mustdoodle.co.za	General I&AP	PPP4 Petition
196	Sirp Elema	Private	sirpelema@gmail.com	General I&AP	PPP4 Petition
197	Sol V Rensburg Smook	Private	solsmook@gmail.com	General I&AP	PPP4 Petition
198	Solveigh Smit	Private	solveighsmit@gmail.com	General I&AP	PPP4 Petition
199	Sonja Vlok	Private	welgevonden@mweb.co.za	General I&AP	PPP4 Petition
200	Stephanus De Bruyn	Private	sp.debruyn@gmail.com	General I&AP	PPP4 Petition
201	Susan Aird	Private	susanaird@gmail.com	General I&AP	PPP4 Petition
202	Tarryn Pietersen	Private	tarrynleighpietersen@gmail.com	General I&AP	PPP4 Petition
203	Tebra Du Plessis	Private	tebrauys@gmail.com	General I&AP	PPP4 Petition
204	Tienie Stander	Private	tieniehex@gmail.com	General I&AP	PPP4 Petition
205	Tracey Hawthorne	Private	traceyhaw@mweb.co.za	General I&AP	PPP4 Petition
206	Verné Jordaan	Private	verne.jordaan@gmail.com	General I&AP	PPP4 Petition
207	Vincent Bleyaert	Private	vincent.bleyaert@gmail.com	General I&AP	PPP4 Petition
208	Vincent Osborne	Private	vosborne@privatewealth.co.za	General I&AP	PPP4 Petition
209	William Dicey	Private	williamdicey@gmail.com	General I&AP	PPP4 Petition
210	William Scott	Private	wkscott55@gmail.com	General I&AP	PPP4 Petition
211	Wilna Budd	Private	wilnabudd@gmail.com	General I&AP	PPP4 Petition
212	Yolanda Lewis	Private	Lewisyolanda07@gmail.com	General I&AP	PPP4 Petition
213	Zakkie Bester	Private	zakkie@besterwines.com	General I&AP	PPP4 Petition
214	Susan Aria	Private	susan@olive-boutique.co.za	General I&AP	PPP1 Registered
215	Anna Botes	Private	billioannie@gmail.com	General I&AP	PPP1 Registered
216	Rechard Botha	Private	rick.botha@outlook.com	General I&AP	PPP1 Registered
217	Malcolm	Private	mbushell.za@outlook.com	General	PPP1 Registered

	Bushell			I&AP	
218	Jannie Cilliers	Private	janniecilliers@tiscali.co.za	General I&AP	PPP1 Registered
219	Douglas Cuppleditch	Private	dougc@dspetro.co.za	General I&AP	PPP1 Registered
220	Heidemarie Cuppleditch	Private	heidic@dspetro.co.za	General I&AP	PPP1 Registered
221	Wessel de Wet	Private	wesseldewet@gmail.com	General I&AP	PPP1 Registered
222	Michael Eldridge	Private	eldridge@swartlandmall.co.za	General I&AP	PPP1 Registered
223	Victor Espost	Private	espost@telkomsa.net	General I&AP	PPP1 Registered
224	Cornelis Genis	Private	nelisgenis@gmail.com	General I&AP	PPP1 Registered
225	Andre Gouws	Private	andre@gouws.org.za	General I&AP	PPP1 Registered
226	Darrin Green	Private	darrin.green@aecom.com	General I&AP	PPP1 Registered
227	Maria Greyling	Private	goforit7@gmail.com	General I&AP	PPP1 Registered
228	Neil Hogben	Private	neil.hogben1@gmail.com	General I&AP	PPP1 Registered
229	Noleen Hogg	Private	nolenehogg11@gmail.com	General I&AP	PPP1 Registered
230	Marie Irisson	Private	mirisson@mweb.co.za	General I&AP	PPP1 Registered
231	Verne Jordaan	Private	verne@havefun.co.za	General I&AP	PPP1 Registered
232	Dirk Joubert	Private	admin@kasteelmotors.co.za	General I&AP	PPP1 Registered
233	Christian King	Private	king.wortling@gmail.com	General I&AP	PPP1 Registered
234	Johan Koorts	Private	johanko80@gmail.com	General I&AP	PPP1 Registered
235	David McLellan	Private	rvrsonic@gmail.com	General I&AP	PPP1 Registered
236	Sheila Meintjies	Private	sheila.meintjies@gmail.com	General I&AP	PPP1 Registered
237	Antoinette Mettenheimer	Private	antoinette@mettenheimer.org	General I&AP	PPP1 Registered
238	Garth Meyer	Private	garthmeyer@yahoo.com	General I&AP	PPP1 Registered
239	Liesl Morrist	Private	liesl.morrist@gmail.com	General I&AP	PPP1 Registered
240	Elamrie Mouton	Private	emouton@netralink.com	General I&AP	PPP1 Registered
241	Eveline Ravenhill	Private	eveline.ravenhill@yahoo.com	General I&AP	PPP1 Registered
242	Linda Ravenhill	Private	linda@visuallive.co.za	General I&AP	PPP1 Registered
243	Sharon Riley	Private	sharon@sharonballproperties.co.za	General I&AP	PPP1 Registered
244	Ian Robertson	Private	ihr@mweb.co.za	General I&AP	PPP1 Registered
245	Charles Robinson	Private	robinson@netactive.co.za	General I&AP	PPP1 Registered
246	Karen Rosser	Private	kmrosser5@gmail.com	General I&AP	PPP1 Registered
247	Jo-Ann Rossouw	Private	jfarrell163@gmail.com	General I&AP	PPP1 Registered
248	Jacques Routs	Private	jacques.routs@live.com	General I&AP	PPP1 Registered

249	Maureen Rudham	Private	maureenjrudham@gmail.com	General I&AP	PPP1 Registered
250	Gail Walters	Private	gail@ohwhatfun.co.za	General I&AP	PPP1 Registered
251	David Walwyn	Private	dwalwyn@telkomsa.net	General I&AP	PPP1 Registered
252	Ralph Whiting	Private	ralph@vincentchem.co.za	General I&AP	PPP1 Registered
253	Megan Wyche	Private	hello@meganwyche.com	General I&AP	PPP1 Registered
254	I Ackermann	Private	ronellackermann@telkomsa.net	General I&AP	PPP1 Registered
255	C Adams	Private	carrol.adams@leapfrog.co.za	General I&AP	PPP1 Registered
256	C Allsopp	Private	chez@toga.co.za	General I&AP	PPP1 Registered
257	P Antoine	Private	pjeantoine@gmail.com	General I&AP	PPP1 Registered
258	A Aquaroots	Business	info@aquaroots.co.za	General I&AP	PPP1 Registered
259	F Austin	Private	franco.austin@gmail.com	General I&AP	PPP1 Registered
260	D Bellamy	Private	bellamydavid@hotmail.com	General I&AP	PPP1 Registered
261	P Brandon	Private	paul@dottdigital.co.za	General I&AP	PPP1 Registered
262	B Dale	Private	bradley.dale@rocketmail.com	General I&AP	PPP1 Registered
263	P Deering	Private	peter@beaumonthouse.co.za	General I&AP	PPP1 Registered
264	L du Plooy	Private	lisa@withlovecreative.co.za	General I&AP	PPP1 Registered
265	J du Plooy	Private	jacobuplooy7007@gmail.com	General I&AP	PPP1 Registered
266	Q du Plooy	Private	q@qstudio.co.za	General I&AP	PPP1 Registered
267	A du Toit	Private	anikadt@gmail.com	General I&AP	PPP1 Registered
268	K Eksteen	Private	eksteen.karin@gmail.com	General I&AP	PPP1 Registered
269	F Galant	Private	fahmygalant@hotmail.com	General I&AP	PPP1 Registered
270	A Goedhart	Private	addy52@yahoo.com	General I&AP	PPP1 Registered
271	T Jamneck	Private	beansaboutcoffee@gmail.com	General I&AP	PPP1 Registered
272	J Kamerman	Private	jennifer@midpoint.co.za	General I&AP	PPP1 Registered
273	J Kentgens	Private	jenniferm2k@hotmail.com	General I&AP	PPP1 Registered
274	R Kirsten	Private	ruankirstein@gmail.com	General I&AP	PPP1 Registered
275	M Koegelenberg	Private	mare.louisa6@gmail.com	General I&AP	PPP1 Registered
276	R Koegelenberg	Private	ranielkoegelenberg63@gmail.com	General I&AP	PPP1 Registered
277	N Lang	Private	nevillelang@gmail.com	General I&AP	PPP1 Registered
278	J le Grange	Private	kobielegrange@gmail.com	General I&AP	PPP1 Registered
279	S le Grange	Private	sean.cleary@gmail.com	General I&AP	PPP1 Registered
280	J Lloyd	Private	jlstudio@mweb.co.za	General I&AP	PPP1 Registered

281	L Manley	Private	lise@publicity.co.za	General I&AP	PPP1 Registered
282	M Melling	Private	capegypsy@hotmail.com	General I&AP	PPP1 Registered
283	G Meyer	Private	garthmeyersii@gmail.com	General I&AP	PPP1 Registered
284	G Michie	Private	gavin.michie007@gmail.com	General I&AP	PPP1 Registered
285	C Mullineux	Private	chris@mlfwines.com	General I&AP	PPP1 Registered
286	L Olckers	Private	lizel@ancientspirit.co.za	General I&AP	PPP1 Registered
287	F Potgieter	Private	fanpot@telkomsa.net	General I&AP	PPP1 Registered
288	W Steenkamp	Private	arno@route2fruit.co.za	General I&AP	PPP1 Registered
289	M Suddons	Private	samantha@vinevenom.com	General I&AP	PPP1 Registered
290	H Schreiber	Private	harold.schreiber@gmail.com	General I&AP	PPP1 Registered
291	J Scott	Private	Jade23scott@gmail.com	General I&AP	PPP1 Registered
292	W Scott	Private	bill.mare@wcaccess.co.za	General I&AP	PPP1 Registered
293	J Seidel	Private	seidel@absamail.co.za	General I&AP	PPP1 Registered
294	I Shutten	Private	ilseschutten@yahoo.com	General I&AP	PPP1 Registered
295	R Smart	Private	rsmart@capenature.co.za	General I&AP	PPP1 Registered
296	J Spittal	Private	mike@danovaconsulting.com	General I&AP	PPP1 Registered
297	L Struik	Private	struik_laura@hotmail.com	General I&AP	PPP1 Registered
298	B van Kampen	Private	bvkampen@live.nl	General I&AP	PPP1 Registered
299	A van Vuuren	Private	andre@andrevanvuuren.co.za	General I&AP	PPP1 Registered
300	M van Zyl	Private	marius@okin.co.za	General I&AP	PPP1 Registered
301	A Venter	Private	andre2venter@gmail.com	General I&AP	PPP1 Registered
302	E Venter	Private	tvnewscamera@yahoo.com	General I&AP	PPP1 Registered
303	A Vlok	Private	ansie@hetvlockcasteel.co.za	General I&AP	PPP1 Registered
304	CJ Neil	Private	neil@moirassoc.co.za	General I&AP	PPP1 Registered
305	(name not recorded)	Private	info@hetvlockcasteel.co.za	General I&AP	PPP1 Registered
306	(name not recorded)	Private	kim.classen@gmail.com	General I&AP	PPP1 Registered
307	(name not recorded)	Private	gailandmike@ohwhatfun.co.za	General I&AP	PPP1 Registered
308	(name not recorded)	Private	danie@kasteelmotors.co.za	General I&AP	PPP1 Registered
309	S Van Helsdingen	Private	simonvanhelsdingen@gmail.com	General I&AP	PPP1 Registered
310	L Okers	Private	PO Box 301, Riebeek Kasteel, 7307	General I&AP	PPP1 Registered
311	Lucas Muntingh	Private	[no contact recorded]	General I&AP	PPP1 Registered
312	Clive Rosser	Private	cliverosser62@gmail.com	General I&AP	PPP4 Notice (alt email)

313	Barry Coetzee	Private	barrycz@kingsley.co.za	General I&AP	PPP4 Notice (alt email)
314	Cheryl Buckley / Catherine Lakey	Private	cbcmbucks@gmail.com	General I&AP	PPP4 Notice (alt email)
315	Abie Bruwer	Private	abrie.bruwer@siemens.com	General I&AP	PPP4 Notice (alt email)
316	J du Plooy	Private	jacoduplooy7007@gmail.com	General I&AP	PPP4 Notice (alt email)
317	Gordon Williams	Private	mrnodrog@gmail.com	General I&AP	PPP4 Notice (alt email)

Organs of State comments received:

From: Alwyn Burger <alwynburger@swartland.org.za>
Sent: Friday, 24 April 2026 08:43
To: Michelle Naylor <michelle@lornay.co.za>
Cc: Alwyn Zaayman <zaaymana@swartland.org.za>; Ulynn Julies <JuliesU@swartland.org.za>
Subject: Notice of In-Process Public Participation 5 | Erf 878 Riebeek Kasteel

Good morning Michelle

Your email dated 23 April 2026 regarding the subject refers.

Swartland Municipality hereby registers as an I&AP.

Swartland Municipality is currently considering a land use application in terms of the Swartland Planning By-law for the proposed development. Final consideration of the application can only be made once a decision has been made on the NEMA: EIA regulations application.

Regards

1

Alwyn Burger
Chief Town & Regional Planner
022 487 9400/ 0764809870
alwynburger@swartland.org.za
Church Street, Malmesbury, 7299 Tel (022) 487 9400 www.swartland.org.co.za @SwartlandMunicipality

Swartland forward-thinking 2040 – where people can live their dreams!

This e-mail is subject to an e-mail disclaimer. Read email disclaimer notice: http://www.swartland.org.za/pages/english/disclaimer.php Alternatively please contact us on +27 22 487 9400

POPIA DISCLAIMER
POPIA DISCLAIMER: Swartland Municipality complies with the Protection of Personal Information Act, Act 4 of 2013 (POPIA) and has adopted a privacy policy to this effect. Data Subjects who submit their personal information to the municipality's Responsible Parties or Processors confirm that they have read and understand the municipality's POPIA Policy. Such Data Subjects agree that their personal information may be recorded and processed by the municipality in executing its day-to-day activities. Swartland Municipality only collects as much information as is necessary to fulfil the intended purpose for which the information is collected. Data Subjects submitting personal information confirm that they are aware of their rights, such as the right to request that their personal information be amended or removed from the municipality's records at any time.

BREEDE-OLIFANTS
CATCHMENT MANAGEMENT AGENCY

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

T. 023 346 8000 E. info@bocma.co.za W. www.breedegouritzcma.co.za

Enquiries: Ms N Ndobeni
Tel: 0219416140
Email: nndobeni@bocma.co.za
Ref: 4/10/12

Attention: Ms Michelle Naylor

Lornay Environmental Consulting

Sent via email: michelle@lornay.co.za

Dear Madam

DRAFT BASIC ASSESSMENT REPORT FOR THE PROPOSED MIXED-USE DEVELOPMENT ON ERF 878 RIEBEEK KASTEEL

Reference is made to the abovementioned document received via email dated 23 April 2026 with DEA&DP Reference Number: 16/3/3/1/F5/20/2001/25.

The Breede Olifants Catchment Management Agency (BOCMA) has perused the submitted application and has the following comments:

1. You are hereby advised that the comments contained in the Department of Water and Sanitation letter dated 09 April 2025 still apply and are valid.

2. Note that no abstraction of surface or groundwater may be done or storage of water be created without prior authorisation from the BOCMA, unless it is Schedule 1 or Existing Lawful use as described in the National Water Act 1998 (Act No. 36 of 1998).

3. No surface, ground or storm water may be polluted as a result of activities on the site. In the event that pollution does occur, the BOCMA must be informed immediately.

4. The person who owns, controls, occupies, or uses the land in question is responsible for taking measures to prevent any occurrence of pollution to water resources.

5. The comments issued shall not be construed as exempting the developer from compliance with the provisions of any other applicable Act, Ordinance, Regulation or By-law.

BREEDE-OLIFANTS
CATCHMENT MANAGEMENT AGENCY
A. Corner Mountain Mill & Eastlake Road.
Worcester. Western Cape.
South Africa 6850
T. 023 346 8000 E. info@bocma.co.za W. www.breedegouritzcma.co.za

6. All the requirements of the National Water Act, 1998 (Act 36 of 1998) regarding water use and pollution prevention must be adhered to at all times.

7. Please note that the BOCMA reserves the right to amend and/or add to the comments made above in the light of subsequent information received.

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

Sincerely,

Signed by: **Mashudu Murovhi**

Designation: **Director: Water Resource Planning and Management**

Date: 18/05/2026

Western Cape Government

Department of Environmental Affairs and Development Planning
Alet Van Staden
Waste Management Planning
Alet.VanStaden@westerncape.gov.za | Tel: 021 483 8322

Lornay Environmental Consulting (Pty) Ltd
Unit 5(1)F, Hemel & Aarde Wine Village
HERMANUS
7201

For Attention: Michelle Naylor **Email:** michelle@lornay.co.za

COMMENTS ON THE PROPOSED PROPOSED REZONING AND SUBDIVISION FOR A MIXED-USE DEVELOPMENT ON ERF 878, RIEBEEK KASTEEL, SWARTLAND MUNICIPALITY, DEA&DP REFERENCE NUMBER 16/3/3/1/F5/20/2001/25.

1. PURPOSE

To provide comments in terms of the National Environmental Management Act, No. 107 of 1998 (as amended) and associated Environmental Impact Assessment Regulations (as amended), 2014 on in Process Basic Assessment Report submitted to the Sub-Directorate: Waste Management Planning on 14 March 2025.

2. BACKGROUND

Lornay Environmental Consulting (Pty) Ltd was appointed by Silver Solutions 3371 cc (**herein after referred to as the applicant**), to undertake the Basic Assessment process and associated environmental impact assessment (EIA) process for the proposed rezoning and subdivision for mixed use development on Erf 878, Riebeek Kasteel, Swartland Municipality. This Basic Assessment deals with the proposed establishment of a mixed development of single residential, town houses, a retirement village and frail care, apartments, retail facilities, internal roads and open spaces.

3. DISCUSSION AND RECOMMENDATIONS

The Directorate: Waste Management, previously commented on the Draft Environmental Impact Assessment Report (**signed on 04 April 2026**) with recommendations to be included in the Environmental Management Programme (EMPr). All recommendations have been addressed in the EMPr, except the following requirement as set out below. Please incorporate the comment with respect to the proposed activity in the EMPr.

3.1 The applicant must follow the waste management hierarchy and start with avoidance of the generation of the waste prior to waste minimization. The applicant must ensure that all waste generated during the construction process be separated into the different waste streams for recycling purposes prior to removal by a reputable contractor from the construction site and disposed of at an appropriate licensed landfill facility.

Please contact the Sub-Directorate: Waste Management Planning should you have any enquiries regarding these comments.

Yours faithfully

Digitally signed by August Hoon
Date: 2026.05.26 08:56:23 +02'00'

Mr. August Hoon
Control Environmental Officer (Grade B): Head: Waste Management Planning
Date: 26 May 2026

cc:
Ms. Rondine Isaacs
Environmental Impact Management Services: Region 1
Tel: 021 483 4098
Email: rondine.isaacs@westerncape.gov.za

Mr. Abdullah Suliman
Waste Management Licensing and Regulatory Services
Tel: 021 483 5838
Email: Abdullah.Suliman@westerncape.gov.za

CONSERVATION OPERATIONS: LANDSCAPE WEST

Postal	PO Box 26, Porterville, 6810
Physical	72 Voortrekker Street, Porterville, 6810
Website	www.capenature.co.za
Enquiries	Ismat Adams
Telephone	**0870873188**
Email	iadams@capenature.co.za
Reference	**SSD14/2/6/1/8/5/_Erf 878 Riebeeck Kasteel**
Date	26 May 2026

Lornay Environmental Consulting

Via email: michelle@lornay.co.za

Attention: Michelle Naylor

Dear Michelle

RE: Proposed Mixed Use Development on Erf 878 Riebeek Kasteel Malmesbury RD

DEA&DP Ref: 16/3/3/1/F5/20/2001/25

Herewith comment on this application.

1. It is agreed as per the botanical assessment that the vegetation community on site is no longer Swartland shale renosterveld but instead the site has been highly degraded by agricultural activity such that only pioneer shrub species are present on site. Note that as per the 2023 WCBSP the areas of vegetation were mapped CBA, but based on the botanical specialist's groundtruthing of the site and its highly degraded nature the CBA objective on site has already been undermined, such that the development should not impact the management objective.

2. In the SSVR please provide motivation regarding the alignment of habitat on site with the listed screening tool species to indicate whether appropriate habitat may be present on site or other factors that may indicate that these species could be present on site. Faunal mitigation measures such as search and rescue, and mitigation measures to limit mortality of fauna on site should be included in the EMPr.

3. Alternative 4 is supported as per the freshwater specialist as this alternative will have the least impact on the two seep wetlands on site and the watercourse on the northern boundary of the site. It is supported that the wetlands are incorporated into the proposed development and zoned conservation-use for longer term protection. The wetlands on site also need to be rehabilitated, which is also included in the aquatic assessment and it is therefore recommended that a rehabilitation plan be included in the EMPr that includes the rehabilitation methodology to ensure rehabilitation is implemented properly and mitigation can be realised. The aquatic assessment is supported, all mitigation measures and recommendations must be implemented.

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

Kind regards,

Ismat Adams

Land-Use Scientist: Landscape West
Conservation Operations

The Western Cape Nature Conservation Board trading as **CapeNature**
Board Members: Ms Reyhana Gani (Chairperson), Dr Wendy Annecke, Mr Tom Blok, Mr Neil Jansen, Ms Ayanda Mvandaba, Ms Vuyiswa Ndzakana, Prof Nicolaas Olivier, Dr Razeena Omar, Ms Chwayita Shude-Mareka

Riebeek Valley Ratepayers Association

26 May 2026

Ms M Naylor

Lornay Environmental Consulting

Dear Ms Naylor

Notice of commenting opportunity on the In-Process Draft Basic Assessment Report for the proposed mixed-use development on the subject property – PPP5
DEA&DP Ref No. 16/3/3/1/F5/20/2001/25

This letter serves as our summary input to the In-Process Draft Basic Assessment Report (and in particular, the various specialist reports), submitted by you on 23 April 2026.

1. CONSULTATION BETWEEN RVRA AND DEVELOPER TEAM

It is pertinent to point out and to highlight in the relevant EIA and HIA documentation, that the revised mixed-use development which is the subject of this BAR, is the result of fairly extensive discussions between the developer and his team of specialists on the one hand and the Riebeek Valley Ratepayers Association (RVRA) which is also the appointed HWC Conservation Body for the area, together with its team of specialists on the other hand. These communications commenced in late August 2025 and the final joint meeting was held on 14 May 2026.

The joint discussions were preceded by a letter directed from the RVRA to Mr A Geldenhuys (representative of the Developer) on 8 September 2025, which set out the RVRA's principle position regarding the original development that was the subject of the March 2025 BAR and what needed to be achieved in order to reach a position of joint agreement. This letter is attached as Annexure A to this letter. Extensive productive discussions took place between the two groups of specialists, leading to the RVRA being able to address a second letter to Mr Geldenhuys on 17 November 2025 – see Annexure B to this letter.

After our final meeting that took place on 14 May 2026, we remain in a position to give our support to the proposed mixed-used development, subject to concerns primarily relating to engineering and infrastructure issues as set out in detail in a separate report compiled by one of the specialists on our team – Mr Barry Coetzee – attached as Annexure C to our letter.

We specifically request that appropriate paragraphs emphasizing the productive negotiations and discussions that took place between the Developer and the RVRA as summarized in the above paragraphs be added into the BAR and also into the HIA (Section 1.7: Public Participation Process). This addition will strengthen the acceptability of the proposed development with both DEADP and HWC and more than adequately emphasizes the extent of consultation and public participation that was involved in this revised development plan. I must emphasize, however, that while the RVRA supports the proposed development, subject to the issues raised in this letter, this support does not preclude individual residents from registering individual objections in their own private capacity.

2. SPECIFIC ISSUES WITH THE BASIC ASSESSMENT REPORT AND/OR SPECILAIST STUDIES ATTACHED AS ANNEXURES TO THE BAR.

We wish to make the following comments on the BAR and/or its specialist reports included as Annexures:

1. **Architectural Guidelines:** Section 1.1, bullet point 6 – where revisions to the architectural guidelines are proposed, the approving body should be the RVRA and not HWC. The RVRA is the registered Conservation Body with HWC and the RVRA is also in the process of finalising Architectural and Development Guidelines for the Riebeek Valley. For the remainder of the document, we agree with the principles and processes set out in this guideline and our support is conditional on these guidelines not being altered between now and the establishment of the envisaged SSHOA.
2. **Architectural Guidelines:** General – we would request that the height restrictions for each of the different zones be defined in metres and not only in storeys (this is open to varied interpretation), in order to be specific. We also would request the insertion of the principle that no building may be constructed to a height where the apex of its roof obstructs the sight lines from the R311 towards the church steeple. We also request the developer and his planners to propose a mechanism to "lock in" these restrictions, such as for example including these limits in the individual title deeds. This is in keeping with the

recommendations of the VIA. Subject to incorporation of the recommendations made in points 1 and 2 here, we support the Architectural Guidelines.

3. **Heritage Impact Assessment**: Section 1.7 Public Participation Process – we request that this section be updated to incorporate the process set out and described in Section 1 above. We also request that the Riebeek Valley Ratepayers Association (RVRA) be specifically named rather than using the generic term of "civic". It should also be noted that Section 2.5 incorrectly refers to the Riebeek Kasteel Ratepayers Association instead of the Riebeek Valley Ratepayers Association – this needs to be corrected.
4. **Heritage Impact Assessment**: Table 2- This table which summarizes the proposed planning application with proposed building restrictions for each individual zoning type, should incorporate metres (not just storeys) for height restrictions, with specific limits on not interfering with sight lines as set out in our point 2 above. Subject to these corrections, and incorporation of corrections that relate to the other specialist reports that are referenced / summarised in the HIA, we support the HIA.
5. **Heritage Impact Assessment**: General – We agree with the decision in the HIA that the whole site be considered as being of Grade IIIA significance. This is the exact position that we adopted in our response (dated 13 March 2025) to the earlier 2024/2025 HIA and is also consistent with the recorded decision of the HWC IACOM Minutes of 13 August 2025. We also record our full support for all comments and recommendations made in these minutes of the 13 August 2025 HWC IACOM meeting.
6. **Urban Design Report:** General – We request that a particular concept and principle be highlighted in this report to unambiguously confirm that there will specifically be no traffic connection between Church Street (R311) entrances and the Fontein/Kloof Street entrances. Subject to these corrections, we support the Urban Design Report.
7. **Visual Impact Assessment**: General – we agree with the VIA, its conclusions and recommendations.
8. **Traffic Impact Study**: General – Our concerns with this report are also briefly mentioned in Annexure C to this letter. We request that this report also very specifically mention and take into consideration, the fact that there should be no ability for vehicles to travel from the R311 through the development and then access either Kloof or Fontein Street access points. This is critical for two reasons. Firstly, it is particularly critical to limit the traffic volume to/from the development into Fontein Street, which is under severe constraints already. Secondly, in support of the key principle to retain the viability of RK's unique CBD,

it is important that all tourist traffic enter the village through Main Street and not through the new development.

9. **Traffic Impact Study**: General – We have a strong concern about potential traffic problems that will arise in Fontein Street and believe that the TIS does not adequately address this issue. While we are unable to propose a definite alternative to the access point in Fontein Street, we consider it critical that hard design interventions are designed and built into the development to obtain an equitable split between traffic volume entering through Fontein Street and through Kloof Street. We also believe that traffic flow interventions need to be made along Fontein Street, such as, for example, restricting all parking in Fontein Street itself and/or consideration of making Fontein Street a one-way Street (from south to north) in order to prevent bottlenecks and congestion in Fontein Street. These specific recommendations have not been tested with the residents in the affected portion of Fontein Street (between van Riebeek Street and Plein Street) and these parties should also be specifically and individually consulted before any interventions are finalised.
10. **Civil Engineering Services Report**: Stormwater – See Annexure C for more detail. In addition to the detailed review set out in Annexure C, we must agree that the groundwater component needs to be properly considered in this context. During the wet winter months when storm events are most likely to occur, the lower NE portion of the site will contribute groundwater seepage into the attenuation facilities and will not be capable of serving as a sink for groundwater as appears to be assumed in the report. We also specifically highlight the recommendation made in Annexure C that a geo-drain be constructed to intercept seepage that could otherwise affect the Fontein Street properties and to then direct this intercepted seepage to the attenuation facilities in the NE corner of the site.
11. **Civil Engineering Services Report**: Potable Water – See Annexure C for more detail. We specifically address this issue in substantial detail in Annexure C. The letter from the municipality (dated 7 December 2023) where the municipality confirms its ability to accommodate the water demand of the development is rejected as being misdirected. The issue at hand is not the bulk water allocation but the ability of the potable water infrastructure to supply the water to the development without negatively impacting the existing village. The infrastructure as of 7 December 2023 and even as of today 26 May 2026 is NOT CAPABLE of supplying this demand and the letter is therefore rejected. The detailed discussion presented in Annexure C adequately addresses the problem and the solution and we require this to be incorporated into the Engineering Services Report.

12. **Civil Engineering Services Report**: Sewage – See Annexure C for more detail. We specifically address this issue in substantial detail in Annexure C. The letter from the municipality (dated 7 December 2023) where the municipality confirms its ability to accommodate the sewage of the development is rejected as being misdirected. The issue at hand is neither the hydraulic nor the organic capacity of the WWTW, but the ability of the existing sewer infrastructure to convey sewage from the development to the WWTW without negatively impacting the existing village. The infrastructure as of 7 December 2023 and even as of today 26 May 2026 is NOT CAPABLE of satisfying this demand, particularly during storm events when there are known and acknowledged interactions between stormwater and the sewers leading to regular overflow of the sewers into private property. Swartland Municipality is 100% aware of this problem and the letter is therefore rejected. The detailed discussion presented in Annexure C adequately addresses the problem and the solution and we require this to be incorporated into the Engineering Services Report.

The above points constitute our response to the EIA and it is clear that we are generally in support of the development and that our residual concerns are with regard to traffic, stormwater, potable water and sewers – all of which are issues that need to be resolved with Swartland Municipality as the responsible authority. We therefore request that discussions be held between the developer, RVRA and SM, before the rezoning and subdivision application is submitted in order that detailed action plans (with accompanying budgets) can be developed to be synchronised with the proposed phased development of the site. We would prefer to see some form of agreement with SM where the SM Financial Services agrees to ringfence the development levies to specifically address the infrastructure shortcomings highlighted in Annexure C, together with additional budget provisions to ensure that the necessary actions are implemented fully and timeously. We do not support the concept of leaving these issues unresolved until such time as the rezoning and subdivision application is submitted with its short 30-day timeframe. The correct and satisfactory resolution of these fundamental infrastructure / services issues needs proper consultation and planning and this should commence as soon as possible.

Yours sincerely



William Pulles

Chairman: Riebeek Valley Ratepayers Association

Annexure A

Riebeek Valley Ratepayers Association

8 September 2025

Ms A Geldenhuys
Silver Solutions

FOR URGENT ATTENTION

Dear Mr Geldenhuys

ERF 878, FONTEIN STREET, RIEBEEK KASTEEL, SWARTLAND

Our in-person and subsequent telephonic discussions on this topic refer. Please find this letter as a first draft that still needs to be discussed and refined by the RVRA Committee members listed at the end of this letter. I confirm that the RVRA agrees to engage with you and your team in good faith, in order to find a mutually agreed resolution that meets the requirements verbalized by both the RVRA and the HWC (as recorded in the minutes of the IACom meeting of 13 August 2025).

The key principles that need to guide the joint discussions between RVRA and its experts on the one hand and the developer and his experts on the other hand, are as follows:

1. Mutual respect and the willingness to really listen to and engage with the views expressed by the other team;
2. A willingness to compromise significantly on the existing site development plan – not just find a way to shuffle the existing features around on the site. It may for example be necessary to completely remove certain features of the current site development plan;
3. Acceptance that the revised site development plan must make commercial sense for the developer and owners of the site;
4. A desire to compromise in order to get to an agreed end point but not at any cost. Although undesirable, it is possible that the two teams will not be able to find a mutually agreeable compromise; and

5. A final site development plan that maximizes its integration with the existing RK, becomes a tourism attraction and brings needed economic prosperity to the village without damaging the existing economy or creating a separate "suburb" of RK. It needs to flow and look like a part of RK and enhance the proposed IIIA local heritage grading for the village.

The key principles that we believe need to be incorporated into a revised site development plan are contained and discussed in some detail in our following detailed prior written responses:

- 6 March 2024: RE: LETTER OF OBJECTION TO PRE-APPLICATION BASIC ASSESSMENT REPORT: PROPOSED DEVELOPMENT OF A TOWNSHIP AND ASSOCIATED INFRASTRUCTURE ON VACANT ERF 878 WITHIN THE URBAN EDGE OF RIEBEEK KASTEEL, WESTERN CAPE. DEA&DP REG NO 16/3/3/6/7/1/F5/20/2011/24
- 13 March 2025: 16/3/3/6/7/1/F5/20/2011/24 BAR PROCESS FOR ERF 878 RIEBEEK KASTEEL: RIEBEEK VALLEY RATEPAYERS ASSOCIATION COMMENT REQUESTED ON THE HERITAGE IMPACT ASSESSMENT REPORT FOR THE PROPOSED DEVELOPMENT ON ERF 878 RIEBEEK KASTEEL
- 14 April 2025: NOTICE OF COMMENTING OPPORTUNITY ON THE IN-PROCESS DRAFT BASIC ASSESSMENT REPORT FOR THE PROPOSED MIXED-USE DEVELOPMENT ON THE SUBJECT PROPERTY. DEA&DP REF NO. 16/3/3/1/F5/20/2001/25

These three letters will be referred to in support of our comments and input to the revision of a site development plan for Erf 878. Additionally, we concur with and will refer to the decisions contained in the Minutes of the HWC IACom meeting of 13 August 2025. These IACom decisions need to be complied with in a revised site development plan

In summary, our key concerns can be summarized into the following major headings:

A. VISUAL IMPACT ASSESSMENT

We consider the views from the R311 towards the town (from both sides of The Barn) to be a critical component of the cultural heritage of the village and the development must be

structured in such a way that it does not negatively impact on these views. In this context, the view from RK itself towards Erf 878 is also important and we concur with the views previously expressed in the earlier VIA undertaken by Filia Visual. The outcome of this earlier VIA needs to be considered together with the later VIA undertaken by New World Associates in January 2025.

The VIA report clearly states that no development should be allowed above the 170m contour line to protect the apex of the hill (IACom supports this too). However, the current site development plan does not adhere to this guideline. The VIA emphasizes the importance of preserving the natural and unspoiled visual character of this prominent landscape feature, as it serves as a visual landmark for the community and surrounding areas.

Any site development plan must be accompanied by sight lines from the R311 (both below and above The Barn) to confirm preservation of the sight lines and to ensure that the apex of roofs do not intrude to block the sight lines. In this context, we totally oppose the development of a commercial/retail component directly abutting the R311.

B. HWC HERITAGE CONCERNS

The minutes of the IACom meeting held on 13 August present a very detailed response to the proposed development which largely echoes/mirrors the earlier responses provided by the RVRA to various EIAs and the HIA that it reviewed. We concur with these minutes and the recommendation that Riebeek Kasteel as a town by accorded formal protection as a Grade IIIA heritage resource. The detailed recommendations of IACom are on record and do not need to be duplicated here. The proposed revised site development plan must find a solution that meets the key points raised in these minutes.

C. COMMERCIAL DEVELOPMENT

We are strongly opposed to any commercial development facing directly onto the R311 for multiple reasons, including those informed by the VIA and HIA and IACom's comments. If there is to be a commercial development on the site, it should have the following features:

- It must not obstruct views from the R311 towards RK (ie it must be below the R311)

- It should be of a form that integrates with the existing CBD and seeks to enhance the tourism potential of RK
- Consideration should be given to designing small "pods" to house unique artisanal / artistic production and retail activities that flow into the open spaces on the site.
- We do not support commercial retail activities such as chain stores / supermarkets.

D. INFRASTUCTURE ISSUES

As residents of the town, we know and are aware of the following critical infrastructure constraints that will impact on this development or could be impacted on by the development.

Stormwater – must all be channeled to discharge to the Krom River (not to other discharge points to further compromise an already dysfunctional stormwater conveyance system) in a controlled manner (maximum flow equivalent to a 1:10 year runoff from the undeveloped site) and must capture and retain the 1:50 post-development runoff in appropriate attenuation facilities. This should include upstream sedimentation ponds to capture silt and be cleanable to prevent gradual silting up of the attenuation facilities. The NE corner of the site is the most appropriate position for this and the outlets can be integrated into the existing wetlands. Detailed engineering / runoff calculations must be presented to calculate sizing and location of facilities and these need to be explicitly shown on the site development plan.

We believe that locating the stormwater attenuation facilities at the lowest topographical point of the site will enable easy integration with and protection of the existing wetland structures that are properly delineated in the Aquatic Biodiversity Impact Assessment report prepared by the developer's consultants.

Roads – the access route onto Fontein Street is problematic for reasons set out in detail in our response, dated 6 March 2024, to the first EIA submitted to us for review. Our concerns, formulated on 6 March 2024, have never been properly responded to. A concerted effort will need to be made to address this problem and also prevent the development of a "short cut" from the R311 into the lower end of RK.

The Erf 878 layout must also find a way to reflect the typical grid layout that is characteristic of RK and completely avoid the development of separate "gated" and "inward-looking" development components (such as the current townhouse component and retirement element).

Potable Water – while Swartland Municipality is correct in referring to the fact that they have sufficient capacity within their overall water allocation to provide potable water for this development, the reality is that RK regularly suffers from constrained potable water supply, due to infrastructure constraints that prevent water being delivered and/or stored at a sufficient rate (pipeline / pumping and/or reservoir capacity constraints). These deficiencies must be rectified prior to the development being implemented in order to prevent the impacts and costs being transferred to existing RK residents.

Sewage – While Swartland Municipality claims to have sufficient treatment capacity at its relatively new WWTW, this assertion is strongly refuted by the RVRA. While the SM claim may well be valid when considering average flows compared to plant design capacity, it is not at all valid for maximum flow conditions. It is a well-known fact (acknowledged in writing by SM in communications with the RVRA), that the sewer systems are plagued by serious cross-linkages with stormwater systems, causing the sewer conveyance systems to discharge a mixture of stormwater and raw sewage into roads and properties during significant rainfall events and to then also hydraulically overload the WWTW at the same time, leading to discharge of non-compliant partially treated sewage from the WWTW to the receiving environment. Both of these described discharges constitute illegal activities in terms of the National Water Act.

The root cause of the problem needs to be resolved and will include a combination of solutions, including increasing the hydraulic capacity of the lower end of the sewer conveyance system (Kloof Street and up into van Riebeek Street, possibly as far up as Hermon Rd) and finding and eliminating the points of stormwater ingress into the sewers. This needs to be addressed before the system can accept significant additional sewage flows from new development on Erf 878.

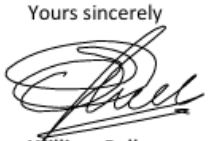
Site development complexity – while the current site development plan contains multiple different components (retail, flats, townhouses, retirement village, larger residential component), the RVRA does not believe that this is appropriate. While RK may have many articulated development needs, it is not appropriate or desirable to try and accommodate all of these on Erf 878. The SDF clearly shows many future development nodes within the RK urban edge, where these needs can also be addressed, outside of Erf 878. For example, it is questionable whether it is desirable to include the flats and retirement village within the Erf 878 development. Alternatively, if these are retained, something else, such as the retail component needs to be removed.

In summary, the RVRA reiterates its commitment to engaging with Mr Alan Geldenhuys and his consultants in order to seek a mutually agreeable revised site development plan that the RVRA can support. The timing of this cooperation is unfortunate as the RVRA Chairman – Mr W Pulles is in Europe from 3 September to 4 October. However, a committee of experts, resident within the Riebeek Valley, has been put together to engage on this matter and try and find a mutually agreeable solution. This committee comprises the following people:

Barry Coetzee – Engineering and Infrastructure issues (Committee Convenor)
Mark Tame – Developer and RVRA Exco member
Maarten Venter – Town & Landscape planning
Mike Fuller-Gee – Town planning
Eugene da Silva – Architect
Kevan Moses – Architect

Mr William Pulles will make himself available from time to time via Teams meeting links while in Europe and will join the committee on his return on 4 October.

Yours sincerely



William Pulles
Chairman: Riebeek Valley Ratepayers Association

Annexure B

Riebeek Valley
Ratepayers Association

17 November 2025

Mr A Geldenhuys
Silver Solutions

Dear Mr Geldenhuys

ERF 878, FONTEIN STREET, RIEBEEK KASTEEL, SWARTLAND

This letter serves to confirm that we have had a number of very productive meetings between the RVRA and its group of local experts (comprising engineers, town planners, developers and architects) and yourself and your team of consultants and experts.

The key principles that served as the basis for our discussions were contained in a letter that I submitted to you, dated 8 September 2025. This letter set out a summary of our previous principal objections to the development that you were proposing and also confirmed our support and agreement with the objections raised by HWC (as recorded in the minutes of the IACom meeting of 13 August 2025).

I am happy to confirm that a series of very productive meetings were held between your team and our team during the months of September and October, with a final meeting being scheduled for the end of November where our final concerns are expected to be satisfactorily addressed. To date, we believe that the revised proposals that have emanated from our discussions and the inputs from our team and your team have being extremely productive and that the current proposal that has been put forward by your team addresses both our original concerns and the concerns of HWC.

Subject to satisfactory confirmation of the final issues (eg sight lines, profiles and height restrictions) that we have raised and which are due to be presented at discussed at our final meeting to be held before the end of November, we are confident that we will be able to reach a position where the RVRA will be in a position to actively support the revised development proposal to external parties such as HWC and Swartland Municipality. We will then be in a position where all our major concerns will have been addressed.

I wish to thank you and your team for the positive approach that you have taken to these discussions and your willingness to seek a development proposal that has the potential to make a positive contribution to Riebeek Kasteel and to assist us in resolving current potable water, storm water, sewage and traffic concerns that affect our village.

I will be in a position to issue a final letter on this matter once we have had our final joint meeting at the end of the month and we are able to confirm that the final issues have been addressed.

Yours sincerely



William Pulles
Chairman: Riebeek Valley Ratepayers Association

Annexure C

Barry Coetzee's comments on latest Civil Engineering Report, Ref. 20041, Rev. E (Dec 2025) accompanying new EIA Application for erf 878, Riebeek Kasteel (Springbok Hill)

Executive Summary

This input is made in context of the latest Civil Engineering Services[1] report, interaction with the developer and consultants in November and December 2025, information gleaned from the draft IDP 2026 of the Swartland Municipality (SM), and known infrastructure deficiencies. There is a 12-month gap between the consultant's report and the Swartland Municipality's Master Plan report. It is also noted that GLS, the SM Water Services Master Plan consultant used the 2020 Master Plan but considered most recent aspects as well. Additional comments are added after a final meeting about the development plan with the developer's representative, Allan Geldenhuys, held on 14 May 2026.

No additional information is available to review if any additional work on site hydrology was undertaken since the original reports were submitted by the developer, Silver Solutions 3371 CC. The conclusions and recommendations are unchanged, with exception of the on-site attenuation storage volume that has been redesigned in keeping with the new amended site plan and inputs by the RVRA to attenuate the effects of a 1 in 50-year rainfall event.

It is noteworthy that the Swartland Municipality (SM) confirmed in writing, as well as verbally that SM will not approve developments if there is insufficient bulk infrastructure or capacity to deliver municipal services. This was confirmed verbally at a Ward 3 Committee meeting held on 30 October 2025 with the objective to provide input on the draft 2026/27 IDP and budget. This meeting was attended by department heads, the municipal manager, the Executive Mayor and various councilors.

The recommendations that are made in the KLS report for the Civil Engineering Services, are based on the report by GLS Consulting Engineers[2], SM's infrastructure Master Plan consultant. This report does note insufficient water reservoir capacity while the bulk reticulation network is also insufficient (so, supply for reticulation in RK is affected).

[1] Civil Engineering Services Report, Ref 20041, Revision E (KLS Consulting Engineers, December 2025).

[2] Civil Engineering Services report, Appendix E: PROPOSED MIXED-USE DEVELOPMENT ON ERF 878, RIEBEEK KASTEEL: CAPACITY ANALYSIS OF THE BULK WATER AND SEWER SERVICES, Revision 1, GLS Consulting (Pty) Ltd, 14 January 2025.

Barry Coetzee's comments on latest Civil Engineering Report, Ref. 20041, Rev. E (Dec 2025) accompanying new EIA Application for erf 878, Riebeek Kasteel (Springbok Hill)

The RVRA's upgrade comment also applies to the bulk sewer network. GLS's conclusions regarding sufficiency of network infrastructure, however, appear to be erroneous, as the existing condition of the sewer and stormwater networks and the cross-connection between these two systems will not cope with additional development combined with heavy downpours. It also states that the main outfall sewer in Pieter Cruythoff Street must be upgraded to a larger diameter pipe to handle increasing volume flows that already occur during heavy downpours.

Phasing of the erf 878 development will be crucial to allow SM to complete capital work to avoid overloading in the water and sanitation services infrastructure, considering SM's position to not allow development unless the infrastructure capacity is sufficient i.e. available, operational condition or has the capacity to provide municipal services without affecting existing residents. Alternatively, it places an obligation on SM to partially approve phases in line with its own policy of only approving development when infrastructure is sufficient.

Barry Coetzee's comments on latest Civil Engineering Report, Ref. 20041, Rev. E (Dec 2025) accompanying new EIA Application for erf 878, Riebeek Kasteel (Springbok Hill)

1. Stormwater Issues arising from the RVRA review:

Stormwater management on site is a key concern of the RVRA. The key question is: has the specialist consultant considered the existing state and true capacity of the municipal stormwater (SW) drainage in the receiving environment to be able, or the context of the site in order to design for the on-site attenuation to prevent the flooding of lower lying areas on-site or in the village?

a) Known on-site groundwater and stormwater conditions[3]:

Known conditions indicate the northern area of erf 878, and specifically the North-eastern corner where a spring occurs, receives a lot of water in winter. Further, the very shallow water table will prevent surface water ingress, one of the attenuation methods assumed in the report, and will instead increase surface water flow to the detention pond.

The uncertainty of seasonal sub-surface water flow expressed in the consultant's report, increases the associated flood risk from saturated soils and subsequent addition to surface stormwater that will affect future property owners, and properties abutting the northern periphery, and along Fontein Street, as well as residents in certain areas of the village (the receiving environment). This will require appropriate measures such as increasing the diameter of pipes in the receiving municipal reticulation, additional attenuation and geo drains along boundary walls of existing properties in Fontein Street.

The following extracts from the Civil Engineering Services report underpin the RVRA's concerns regarding the design assumptions and sufficiency of the proposed design of on-site measures to control stormwater from the developed area:

- *The nature of the spring is not fully understood…".*
- *"…the surficial soils in the Northern Soil Profile would become waterlogged after periods of rainfall…"*
- *"Subgrade preparation will be impossible at present because of the high moisture content and local free water in the surficial soils. The soils will merely pump if compaction is attempted."*

[3] Civil Engineering Services Report, Ref 20041, Revision E, pp.4-6 (original Geotechnical Conditions & Site Clearance report by *R. A. Bradshaw & Associates cc, Consulting Engineering Geologists, July 2021*).

- *"The typical profile of sandy soils over cohesive soils in the Northern Soil Profile has and will give rise to a perched water table with groundwater flow at or near the contact of the two soil types…."*

b) Stormwater Drainage and Design[4]:

It is surprising to note that stormwater as-built information could not be sourced from the SM. GLS Consulting Engineers, the SM's Master Plan consultant is an obvious source with in-depth knowledge of the infrastructure which they use for planning purposes. An additional source would be the Master Plan. It is highlighted that Mark Tame, who had attended meetings in November and December 2025, had developed property in the NE corner, and provided information about a SW line upgrade his project had undertaken to connect to the bulk SW line adjacent to the NE corner.

This, and the omission of known on-site flooding and conditions arising from subsurface water flow, implies it may have led to assumptions that influenced the results of calculations and design for the detention pond and other infrastructure.

The proposed stormwater control measures rely on open drainage swales, complemented by underground and surface stormwater infrastructure that include a detention pond designed to control a maximum of 1 in 50-year downpour from 86.5% of the site with a release rate equivalent to a 1 in 2-year downpour[5].

The remainder of unattenuated flow is shown as "Emergency Overflow" via exits on Fontein Street as shown in a diagramme[6]. The attenuation and control objective is to direct and manage the on-site flows and reduce downstream impacts in the village (the receiving environment) that will be created by the new development.

There will be a compounding effect downstream in the village affecting Kloof Street, Main Street and beyond (Piet Retief Street, Pieter Cruythof, etc) due to the insufficient capacity of

[4] Civil Engineering Services Report, Ref 20041, Revision E, pp.13-16
[5] Civil Engineering Services Report, Ref 20041, Revision E, p.14
[6] Civil Engineering Services Report, Ref 20041, Revision E, Appendix D: Stormwater Attenuation and Emergency Overland Escape Routes.

the bulk reticulation network (flagged by SM), as well as the current condition of infrastructure and cross connections with the sewer reticulation network.

The RVRA is concerned that the design assumptions are not conservative enough and the proposed designs will not reduce uncontrolled stormwater impacts. A further note is that the proposed design does not have a margin that could account for the uncertainty of flow and quantity of groundwater.

- External Stormwater management: "*No as-built information could be provided by the local authority, nor could any useable information be sourced… A proposal for additional survey input was requested…*". It seems as if an additional survey was not completed (no further information).
- Unattenuated flow and/ or overflow from the detention pond and swales is described as Emergency Overland Flow that must exit via escape route on Fontein Street in Appendix E. This will affect some future property owners, especially those in the North-eastern corner and along the Fontein Street properties that abut erf 878. The question is: what additional measures will be implemented to protect these abutting properties (e.g. underground geo drainage)?
- The detention pond size (991m^3 in the report) was calculated using assumptions that seem reasonable but ignored the fact that soils do not have the capacity to absorb additional water generated during the winter. The resulting overflow from an under designed detention pond will create flooding from erf 878 with likely downstream surface effects in Fontein Street, Main Street, and beyond.
- The other relevant assumption made by the consultant is that 13.5% of the site's surface water will be unattenuated and flow via "Emergency exits" on the eastern periphery of erf 878. We believe that additional investigations should be undertaken to find ways to route the majority of this unattenuated flow into the attenuation system.

2. Municipal Water Supply

Bulk water supply to RK is under pressure for two reasons –a new reservoir must be built to increase storage capacity, and the bulk supply line must be upgraded due to a known increase in demand though recent developments. The municipality is aware of this via the Master Plan, but it is unclear when either of these projects will be completed.

3. **Municipal Sewer Capacity**

   Upgrading of the bulk sewer network below Kloof Street is incomplete, and it is unclear when this project will be completed.

4. **SM 2027 Draft IDP – Area Plan East & Service Delivery Business Improvement Plan (SDBIP, Budget)**

   - Area East Plan in the SM draft IDP[7] acknowledges stormwater (SW) infrastructure capacity issues. It highlights the problem of cross-connections between the bulk SW and the sewerage networks in the lower RK areas, that creates overloading, flooding and pollution during heavy downpours.
   - It is known that the pipeline condition is also poor and under capacity to meet demand, which exacerbates flooding problems.
   - The SM draft 2026/27 – 2028/29 budget contains a capital funds provision of R550 000 for stormwater capital projects in the RK SW system, but it is uncertain what this is for or what the approval status is, when a tender will be issued, and when the work will start.
   - For water capital projects there are provision of R4 000 000 for Water network Upgrades and Replacements, R800 000 for PRVs flow control metering and water augmentation R800 000 for Bulk Water Infrastructure emergency spending.
   - For the Swartland Bulk Water Supply System S2.1 Kasteel Berk to Riebeek (D-line) Phase 1 there is a provision of R2 500 000.
   - For Sewerage services there is R6 000 000 allocated for Pipe Replacement of Obsolete Infrastructure.
   - These are limiting factors that influence the extent of approvals that SM can authorise in the short term for the project in terms of its own principles.

[7] Swartland Municipality Draft Integrated Development Plan, March 2026, p.177

Barry Coetzee's comments on latest Civil Engineering Report, Ref. 20041, Rev. E (Dec 2025) accompanying new EIA Application for erf 878, Riebeek Kasteel (Springbok Hill)

Comment on Report by GLS Consulting (Pty) Ltd, Water Services Master Plan Consultants of the Swartland Municipality[8]

The RVRA notes with concern items from the GLS report in Appendix E of the Civil Engineering Services Report by KLS, noting that implementation of SM master plan items SRkW.B1, SRkW.B2, SRkW.B3, SRkW1.2, SRkW1.3 & SRkW2.1 are proposed in order to augment service capacity for water supply in Riebeek Kasteel.

1. Water distribution and storage

a) Water Distribution System (Bulk system): There is sufficient capacity in the existing Riebeek Kasteel water reticulation system to supply the proposed development on Erf 878 with sufficient water pressure and fire flow.

b) Bulk water supply: The 150 mm Ø pipe (from Riebeek West to Riebeek Kasteel) is being upgraded (so-called D-line) due to flow problems to Riebeek Kasteel, of which the project status is unknown.

c) Reservoir capacity: There is insufficient capacity in the existing Riebeek Kasteel reservoirs to accommodate the proposed development. A capital project is underway but the status is unknown.

In other words, the supply of potable water to the development is not dependent on the availability of the resource, but could be constrained by the completion of bulk infrastructure upgrades, notably the Riebeek Kasteel Lower Reservoir and support projects, as well as the bulk supply line upgrade. This implies careful phasing of the development.

The report clearly states that the sewer services cannot be supplied until capital projects to augment capacity are completed.

2. Sewer

The existing 160 mm Ø and 200 mm Ø main outfall sewers in Pieter Cruythoff Avenue (from the bottom of Kloof Street towards the railway line) are at capacity and should be upgraded to larger

[8] Appendix E, *GLS Capacity Analysis of the Bulk Water & Sewer Services*, GLS Consulting (Pty) Ltd, 14 January, 2024

diameters to accommodate any additional development within the upstream drainage area. Supply of sewer services to the development will be constrained by the completion of master plan items SRkS1.2 and SRk1.3 to augment capacity within the existing Riebeek Kasteel bulk sewer system in order to fulkly accommodate the proposed development and other future developments in the area.

It is notable that neither GLS nor the Swartland Municipality comments on stormwater infrastructure and capacity while there are known problems in the low-lying areas of Riebeek Kasteel that arise during heavy downpours due to poor condition, inadequate capacity and cross connection issues with the sewer system.

Comment on Swartland Municipality letter regarding support for the development[9]

The letter regarding the developer's application for rezoning, consent use and subdivision of erf 878 Riebeek Kasteel states that the municipal engineering services in Riebeek Kasteel for:

- Water: The additional demand can be accommodated as availability of bulk water is confirmed.
- Sewer: For the anticipated flow and organic loading from the development can be treated, as there is sufficient treatment capacity at the Riebeek Valley WWTW; and
- Solid Waste: The Highlands landfill's capacity where normal waste will be disposed is being upgraded with a projected remaining life of 20 years, indicating the development is supported.

However, the SM letter is silent about the caveats contained in the municipality's Master Plan consultant, GLS Consulting (Pty) Ltd, as quoted in the Civil Engineering Services report. It also omits any comment about the current infrastructure status, which is currently interrupting services or has impact implications for residents, economy or environment. The ability of SM to support the development is not dependent on bulk supply or bulk treatment capacity, but rather on the deficiencies in the delivery/collection infrastructure as discussed above.

[9] Swartland Municipality letter of support regarding infrastructure and services for erf 878's development to DEADP, File Ref 5/3/1, 23 December 2023

This letter of support is also silent on stormwater services and infrastructure, which is one of the key concerns of the RVRA.

5. **Transport Impact:**
   a) The additional work on the proposed development's traffic impact was done via a follow-up Transport Impact Study[10]. The additional TIS is unclear and confusing in some respects, as it does not reference the original drawings or key used to mark exits/entrances (Fig.3) of the 2021 TIS. E.g. Intersection 7 (per the amended report) is referenced in the latest report's text, but not on amended Fig.3 of the 2021 report, which uses RD1 – RD4 to identify exits/ entrances, but has no intersection references. The consultant should update this for general clarity.
   b) The TIS notes approval by SM and the Western Cape Roads Authority, but it is not clear if these approvals have been given.

6. **Electricity Demand:**

   There is no indication of whether the demand for this service was assessed and what the supplier's response is. This would include supplying power to dwellings, commercial buildings and for street lighting.

[10] Transport Impact Study, Ref TRF1967, Route[2], 20 Nov 2025

Barry Coetzee's comments on latest Civil Engineering Report, Ref. 20041, Rev. E (Dec 2025) accompanying new EIA Application for erf 878, Riebeek Kasteel (Springbok Hill)

Extract from Appendix E: GLS Report (Civil Engineering Services Report)

The request by Mr Johan Malherbe of KLS Consulting Engineers regarding comments on the bulk water and sewer supply of the proposed development (proposed mixed-use development on Erf 878, Riebeek Kasteel), refers. This document should inter alia be read in conjunction with the Water Master Plan (performed for the Swartland Municipality) dated June 2020 and the Sewer Master Plan dated June 2020.

1 Water Distribution System, 1.3.1 Reticulation System:

The existing water reticulation system of Riebeek Kasteel has sufficient capacity in order to supply the proposed development with sufficient domestic and fire flow supply.

1.3.2 Bulk supply

The Riebeek Kasteel water system is supplied with bulk water from the West Coast District Municipality's (WCDM) bulk system… [via] a dedicated 200 mm Ø pipe (to Riebeek West) and 150 mm Ø pipe (from Riebeek West to Riebeek Kasteel). The latter pipe is being upgraded due to flow problems to Riebeek Kasteel, which is a project of which the status is unknown.

1.3.3 Reservoir capacity

There is therefore insufficient capacity in the existing Riebeek Kasteel reservoirs to accommodate the proposed development.

It is therefore proposed that the new Riebeek Kasteel Lower reservoir and supporting infrastructure is implemented in order to accommodate the proposed development [R21 383 000 project, excluding VAT:

1.5 Minimum items required

There is sufficient capacity in the existing Riebeek Kasteel water reticulation system to supply the proposed development on Erf 878 with sufficient water pressure and fire flow.

Riebeek Kasteel, however, has insufficient reservoir storage capacity to accommodate the proposed development and the implementation of master plan items SRkW.B1, SRkW.B2, SRkW.B3, SRkW1.2, SRkW1.3 & SRkW2.1 are proposed in order to augment reservoir storage capacity for Riebeek Kasteel.

2. SEWER NETWORK

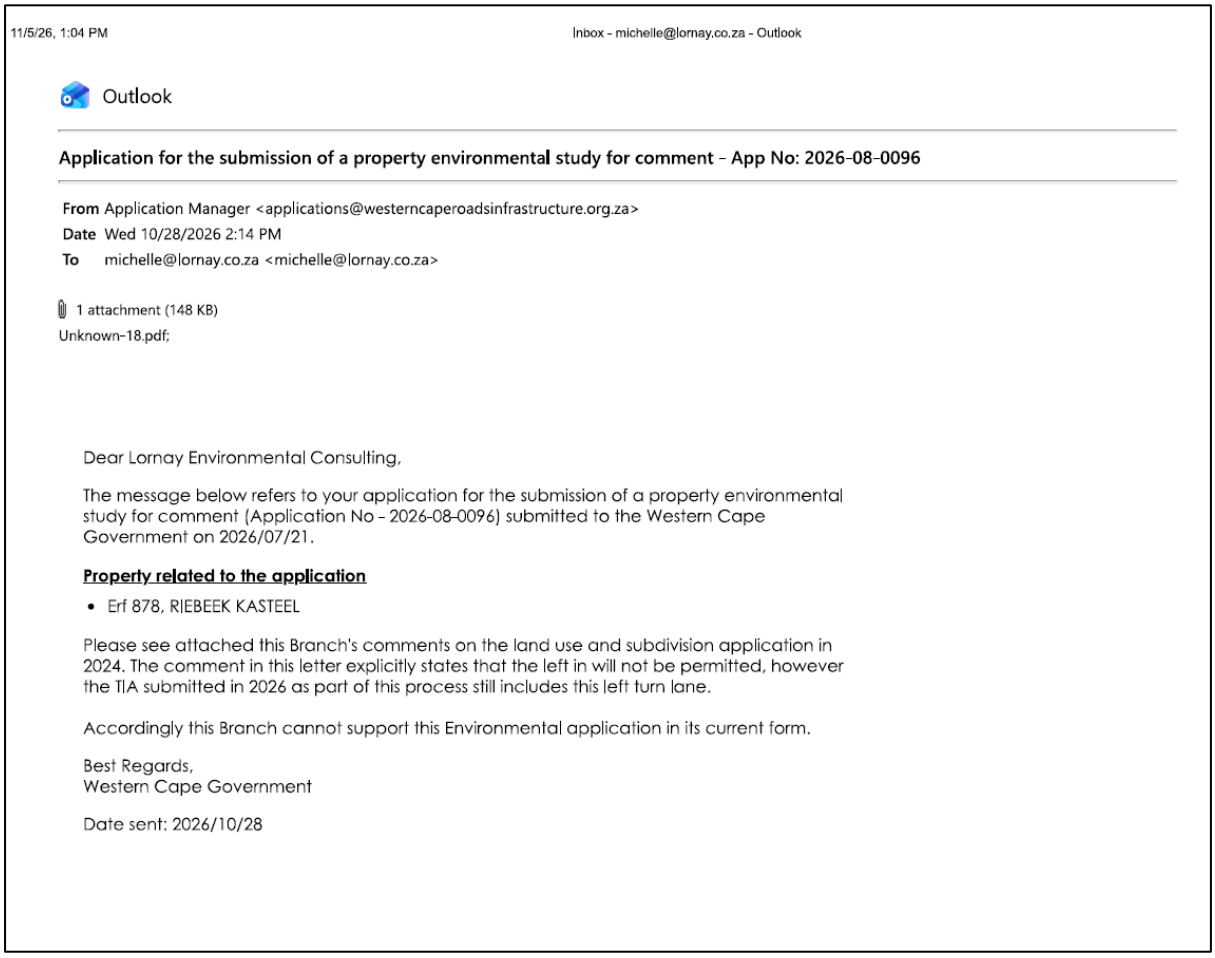
2.3 Present situation:

The existing sewer reticulation system from Erf 878 to the main outfall sewer in Pieter Cruythoff Avenue has sufficient capacity in order to accommodate the proposed development within the existing Riebeek Kasteel sewer system.

The existing 160 mm Ø and 200 mm Ø main outfall sewers in Pieter Cruythoff Avenue (from the bottom of Kloof Street towards the railway line, as indicated on Figure 3 attached) are however at capacity and should be upgraded to larger diameters in order to accommodate any additional development within the upstream drainage area.

2.5 Minimum items required

The minimum items required to accommodate the proposed development in the existing Riebeek Kasteel sewer system are master plan item SRkS1.2 & SRkS1.3 in order to augment capacity within the existing bulk sewer system.



11/5/26, 1:04 PM Inbox - michelle@lornay.co.za - Outlook

Outlook

Application for the submission of a property environmental study for comment - App No: 2026-08-0096

From Application Manager <applications@westerncaperoadsinfrastructure.org.za>
Date Wed 10/28/2026 2:14 PM
To michelle@lornay.co.za <michelle@lornay.co.za>

1 attachment (148 KB)
Unknown-18.pdf;

Dear Lornay Environmental Consulting,

The message below refers to your application for the submission of a property environmental study for comment (Application No - 2026-08-0096) submitted to the Western Cape Government on 2026/07/21.

Property related to the application

- Erf 878, RIEBEEK KASTEEL

Please see attached this Branch's comments on the land use and subdivision application in 2024. The comment in this letter explicitly states that the left in will not be permitted, however the TIA submitted in 2026 as part of this process still includes this left turn lane.

Accordingly this Branch cannot support this Environmental application in its current form.

Best Regards,
Western Cape Government

Date sent: 2026/10/28

Note that this comment is based on a outdated version of the SDP:

Western Cape Government

Department of Infrastructure
Vanessa Stoffels
Chief Directorate: Road Planning
Vanessa.Stoffels@westerncape.gov.za | Tel: 021 483 4669

Ref: TPW/CFS/RP/LUD/REZ/SUB-26/250 (Application 27680-3)

The Municipal Manager
Swartland Municipality
Private Bag X52
MALMESBURY
7299

Attention: Ms DN Stallenberg

Dear Madam

ERF 878, RIEBEEK KASTEEL: PROPOSED REZONING, SUBDIVISON PHASING AND CONSENT USE

1. The following refer:

1.1. Your letter to this Branch referenced 15/3/3-11/Erf_878 dated 16 February 2024,

1.2. InterActive Town & Regional Planning report dated November 2023, and

1.3. DECA's Traffic Impact Assessment referenced D397 dated 16 July 2020.

2. The application affects Main Road 227 for which this Branch is the Road Authority.

3. The proposal is for the following:

3.1. The rezoning of the subject property from Agricultural Zone 1 to Subdivisional Zone to provide the following erven:

- 60 Residential Zone 1 erven
- 62 General Zone 1 erven
- 1 General Residential Zone 3 erf
- 1 Community Zone 3 erf
- 2 Business Zone 2 erven
- 6 Open Space Zone 2 erven
- 1 Open Space Zone 2 erven
- 4 Transport Zone 2 erven

3.2. The subdivision of subject property into the erven mentioned in 3.1,

3.3. Consent use to permit a service station on the Business Zone property, and

3.4. Proposed phasing of the development into 5 phases detailed in Figure 26 of the report referenced in paragraph 1.2.

4. This Branch **does not** approve the left slip into the proposed fuel station. Access must be obtained from the municipal street on Erf 35.

5. In terms of Section 18 of the Roads Ordinance 19 of 1976 this Branch approves the access to the new municipal street on Erf 35, off Main Road 227 at ±km 0.70 RHS.

6. This Branch offers no objection to the proposal in terms of the Land Use Planning Act 3 of 2014, on condition that;

6.1. All design and materials designs of the new access to the municipal street be submitted to this Branch's Chief Directorate Road Design (ATT: Mr F Hunter. Faiz.hunter@westerncape.gov.za),

6.2. The full length of the municipal street (Erf 35) linking Main Road 227 (Church Street) to Fontein Street must be constructed in full, once Phase 1 and 2 have been completed before the commencement of Phase 3.

Yours Sincerely



SW CARSTENS
***For* DEPUTY DIRECTOR-GENERAL: TRANSPORT INFRASTRUCTURE BRANCH**
DATE: 23 APRIL 2024