

STEPS TAKEN TO NOTIFY POTENTIALLY INTERESTED AND AFFECTED PARTIES

This section of the report is included in compliance with the Regulations. Potential I&APs were be notified about the project by:

1. Fixing a notice board at the boundary of the site in compliance with the Regulations. All relevant and required information were displayed on the notice board. The notice board contained the following minimum information (Size of Board 70 x 50 cm):
 - how to register as an interested and affected party;
 - the manner in which representations on the application may be made;
 - where further information on the application or activity can be obtained; and
 - the contact details of the person(s) to whom representations may be made.
 - the fact that the public participation process had commenced, that a basic assessment process will be followed, the dates within which they can register or send comments and what the proposed activity constituted, was displayed.

The notice board was placed on site on 10 October 2023.

2. Giving written notice to owners and occupiers of the land and adjacent to the site where the activity is to be undertaken, the municipal councillor of the ward within which the site is located, the local municipality and those organs of state having jurisdiction in respect of any aspect of the project as required by the Regulations.

Notices was sent via emails and postage (where email address was not available) to the owners and occupiers of land on and adjacent to the site where the activity was undertaken. The notice requests them to register as Interested and Affective Parties (I&APs) and invite them to provide written comments together with the reference number, their name, contact details and an indication of any direct business, financial, personal or other interest which they have in the application to the contact person indicated within 30 days from the date of the notice.

Note: In adherence to the POPI Act, 2013 (Act No.14 of 3013) the neighbours personal information may not be made public without their consent. Therefore, proof of neighbours notices sent will only be included for decision making purposes once the final report is submitted to the competent authority.

3. Placing an advertisement in a local newspaper in compliance with the Regulations. An advert was placed in the local newspaper notifying the public of the proposed development and inviting them to register as Interested and Affected Parties within 30 days.

An Advert was placed in the following newspaper/s:

- Weslander – 31 Augustus 2023

4. Lists of Identified and Registered Interested and Affected Parties
This list includes the potential as well as the registered Interested and Affected Parties. The list of parties who were identified as potential I&APs as per the requirements of the Regulations and the list of parties who requested registration as an I&AP, and who are registered on the I&AP database for the project as required in terms of the Regulations will be provided. A Comments and Responses Report from registered I&AP's will also be included.

The following Key Departments and Organs of State are also included as registered I&APs:

DEA&DP Pollution and Chemical Management
DEA&DP Waste Management
DEA&DP Development Management

West Coast District Municipality
CapeNature
Department of Agriculture (Provincial)
National Department of Agriculture, Forestry and Fisheries
Land Use and Soil Management
Department of Water and Sanitation
Heritage Western Cape
Berg River Municipality
DEA&DP Air Quality Management
DEA&DP: Environmental Governance: Sub-directorate: Rectification (deciding authority)
Cape West Coast Biosphere Reserve
SANRAL
DEA&DP: Biodiversity and Coastal Management
Transnet

All organs of state and registered interested and affected parties have received the Pre-application Draft S24G Report and Draft S24G Report for 30-day commenting periods. All comments have been addressed in the Revised Draft S24G Report to be distributed for an final 21 day commenting period. Once all comments received have been addressed the Final S24G Application Report will be submitted to the decision-making authority.

5. Workshop with Key Role players
No workshops were requested or held.

Proof of all steps taken as mentioned above provided within this Appendix.

PROOF OF PUBLIC PARTICIPATION PROCESS CONDUCTED THUS FAR

Proof of Notice/Pre-liminary Advert Placed in Newspaper Weslander 29 August 2023

PUBLIC PARTICIPATION PROCESS. SECTION 24G APPLICATION FOR THE DEVELOPMENT OF A CAMP SITE AND RESORT FACILITY KNOWN AS KNOR VARKIE CAMP SITE AND CARAVAN PARK NEAR VELDDRIF WITHOUT THE REQUISITE ENVIRONMENTAL AUTHORISATION.DEA&DP REF.NO. 14/1/1/E1/9/3/3/0604/19

Notice is given of the public participation process commenced by Mr. Gielie Visser for the Section 24G Application (rectification of unlawful commencement of listed activities) in relation to developments of the campsite and caravan park known as Knor Varkie near Velddrif, West Coast.

Location: Knor Varkie campsite and caravan park located on Portion 8 of Farm No. 59 Kliphoek, Velddrif.

Listed Activities EIA Regulations 2014 (as amended) – Listing Notice 1 Listed Activity/ies: 12; 17; 19A; Listing Notice 3 Listed Activity/ies: 6; 12; 14; 17

Exemption: No application for any exemption is sought.

Opportunity to participate: Interested and Affected Parties are invited to register interest for the respective application within the process, or provide written comments to Enviro-EAP within 30 days of this notice (excluding public holidays). The project title, your full name, contact details, plus indication of any direct business, financial, personal or other interest you may have in this application must please be provided and fully described.

Sections 11 and 18 of POPI Act, 2013 (Act No.14 of 2013): The personal information and comments provided will be included in reports to be submitted to the Competent Authority to enable informed decision-making. Also, if you choose to register as an I&AP your personal information will be made available to an appellant in the case of an appeal, and an applicant/EAP/independent person for purposes of being informed and given access to an audit report. This information may be made available in terms of section 11(1)(c) and 11(1)(d) of the POPIA, without requiring consent.

Contact: Johmandie Pienaar
Enviro-EAP, PO Box 205, Agulhas 7287
Tel/Cell: 072 240 3092
Fax: 086 435 4691
Email: admin@enviro-eap.co.za

KENNISGEWINGS & POSTE

PUBLIC PARTICIPATION PROCESS. SECTION 24G APPLICATION FOR THE DEVELOPMENT OF A CAMP SITE AND RESORT FACILITY KNOWN AS KNOR VARKIE CAMP SITE AND CARAVAN PARK NEAR VELDRIFF WITHOUT THE REQUISITE ENVIRONMENTAL AUTHORISATION.DEA&DP REF.NO. 14/1/1/E1/9/3/3/0604/19

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FORM JJJ 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 T2494/2007 passed by JOHAN GERHARD DE BRUIN, Identity Number 7507 10 5047 08 5 and LINDIE DE BRUIN, Identity Number 7503 18 0099 08 3, Married in Community of Property to each other in favour of FRANCOIS DE BEER, Identity Number 720522 5112 08 3, Married out of Community of Property in respect of certain ERF 14161 SALDANHA, SITUATE IN THE MUNICIPALITY OF SALDANHA BAY, DIVISION MALMESBURY, PROVINCE WESTERN CAPE, which has been lost or destroyed.

All persons having objection to the issue of such copy are hereby required to lodge the same in writing with the REGISTRAR OF DEEDS at ROOM 1216, 12TH FLOOR, 90 PLEIN STREET, CAPE TOWN / email: cptdeedsinf@drir.gov.za, within two weeks after the date of the first publication of this notice.

Dated at VREDENBURG this 31st day of August 2023.

APPLICANT
MADELYN INC ATTORNEYS
6 MAIN STREET, VREDENBURG, 7380
REFERENCENO. JM/DN/MAT47243
E-MAIL: janneke@madeley.co.za
Contact No. 022-715 1114

FORM JJJ 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 T1147/1999 passed by MUNICIPALITY OF VELDRIFF in favour of GREGORY RICHARD ADAMS, Identity Number 680815 5165 08 7 and JOLENE ADAMS, Identity Number 670411 0377 08 3, Married in Community of Property to each other in respect of certain ERF 27 09 LAARPLEK, SITUATED IN THE VELDRIFF MUNICIPALITY, ADMINISTRATIVE DISTRICT PHETBERG, WESTERN CAPE PROVINCE, which has been lost or destroyed.

All persons having objection to the issue of such copy are hereby required to lodge the same in writing with the REGISTRAR OF DEEDS at ROOM 1216, 12TH FLOOR, 90 PLEIN STREET, CAPE TOWN / email: cptdeedsinf@drir.gov.za, within two weeks after the date of the first publication of this notice.

Dated at VREDENBURG this 31st day of August 2023.

APPLICANT
MADELYN INC ATTORNEYS
6 MAIN STREET, VREDENBURG, 7380
REFERENCENO. JM/DN/MAT47280
E-MAIL: janneke@madeley.co.za
Contact No. 022-715 1114



Tronox brightens people's lives. We are a diverse global workforce that is committed to safe and sustainable business practices that bring value to our shareholders, customers, and business partners. Tronox mines and processes titanium ore, zircon and other minerals, and manufactures titanium dioxide pigments that add brightness and durability to paints, plastics, paper, and other everyday products. We offer an attractive compensation and benefits package that includes competitive salary and incentives and invest in our greatest assets by creating opportunities

Learning & Development Specialist (CU/B4)

Location: Namakwa Sands
Contact Person: Bonita Volmer
Primary Location: Mine Site (Brand se Baai)

Minimum Qualifications and experience

- Grade 12 / N3 Certificate (Mandatory)
- Diploma in Occupationally Directed Education Training and Development Practices OD ETD (Mandatory)
- National Certificate in a relevant Technical Qualification (Mining / Engineering Trade) (Mandatory),
- BCom or BA degree with specialization in Human Resources would be a strong advantage

Engineering degree or diploma would be a strong advantage

- Drivers' License (Mandatory)
- Computer Literacy in Microsoft and related packages (Mandatory)
- Learning Management System experience (SAP/SuccessFactors or other system(s))
- 5-10 years' Relevant experience within a heavy Industry/ Mining/ Production Environment (Mandatory)

Training

- Facilitation of training, including operational, leadership, soft skills training, amongst other interventions
- Track and analyse effectiveness of training programs and impact on the job
- Conducting training needs analysis and identifying employee's training needs.
- Develop and update training materials to reflect needs at operational level and support continuous improvement initiatives.
- Assist with planning and implementation of new training programs in line with best practice and business requirements.
- Conduct practical and theoretical training and ensure course content is relevant and meets the needs of learners. Ensure all planning is in line with production schedules.
- Delivers various learning interventions, including classroom, one-on-one coaching, on-the-job training, and one-on-one assessment.
- Coach and Mentor learners within the business.
- Contribute towards organizational legal compliance to relevant legislation e.g., Skills Development Act.

Auditing

- Conduct competency audits for departmental training.
- Conduct ad hoc audits on equipment operators to ensure that the operators' skills are at the right level and highlight opportunities for improvement with respective managers.

Safe and Healthy Work Environment

- Ensure all safety procedures and practices are adhered to during the training process.
- Promote Good housekeeping practices and account for safety.
- Contribute towards a high performing culture and engaged workforce.
- Ensure a zero-harm work environment for all.

Customer Service and Relationships

- Maintain trusted partnerships between learning and development and internal/external customers.

Learning and Growth

- Participate and contribute towards in full cycle of talent management
- Conduct assessments following training interventions and measure skills proficiency
- Maintain accurate and current training records
- Promote a culture of learning within the organization
- Provide information and advice regarding skills development related issues.

Asset Improvement Engineer Mechanical (DM/B3)

Location: Namakwa Sands
Contact Person: Bonita Volmer
Primary Location: Mine Site (Brand se Baai) / Separation Plant (MSP)

Position Summary

As the Asset Improvement Engineer, you will serve as a mechanical asset management subject matter expert, within the T&I department. You will facilitate asset management strategies and initiatives to support our Northern Operations to optimize asset performance. In this role, you will be influencing and enabling stakeholders through communication, reliability approaches and asset lifecycle support to meet business objectives.

Qualifications

- B Eng/B.Sc/B.Tech. Mechanical Engineering or equivalent, NQF Level 7 (Mandatory)
- Asset Management Certification (Added advantage)
- Professionally Registered with ECSA (Added Advantage)
- Maintenance & Reliability Certification (Added Advantage)
- Government Certificate of Competency (Added advantage)
- Driver's license (Mandatory)

Experience

- Minimum 8 years mechanical engineering and maintenance experience in a heavy industry environment (Mandatory)
- Reliability Engineering experience (Mandatory)
- Project Management experience (Recommended)

Knowledge & Skills

- General knowledge of all engineering disciplines
- Physical Asset Management principles
- Asset maintenance plan development
- Asset life cycle costing and replacement strategies
- Reliability engineering techniques
- Root cause analysis techniques
- Risk management techniques
- Facilitation of workshops for problem solving, strategy development, value engineering and root cause analysis
- Auditing (work practices against standards and asset condition) and report writing
- Project management principles
- High levels of computer literacy:
 - MS Office Suite (Mandatory)
 - SAP & AutoCAD (Added advantage).

Job Responsibilities - Outputs

- As mechanical subject matter expert assist in developing engineering strategies, standards, and programs with the key purpose to optimize the performance of physical assets and ensure asset integrity as well as execute or assist in executing such programs.
- Assist in ensuring and maintaining a healthy, safe, and legislative compliant work environment.
- Manage and participate in the feasibility, design, planning, construction, and commissioning of major mechanical plant upgrades.
- Work with maintenance teams to identify, plan, and prioritize asset improvements and develop asset integrity registers.
- Manage Asset Integrity Programs.
- Provide support to Project Managers, Reliability Engineers, and Maintenance Leaders.
- Assist in Energy Efficiency and Decarbonization related programs.
- Drive the development and updating of the MR Capital (Maintenance Replacement) for the 5 Year Capital Plan.

Applicants must submit a CV and copies of qualifications to: bonita.volmer@tronox.com, to reach us on or before 08 September 2023. Kindly contact line manager Clarence Arendse on clarence.arendse@tronox.com, for the Asset Improvement Engineer, Mechanical position or Tshidi Molla on 022 701 3039 / tshidi.molla@tronox.com for the Learning & Development Specialist position should any additional information be required.

Please note that appointments will be made in accordance with the Tronox Employment Equity Policy. Females are encouraged to apply.

Note: A background check will be done on all applicants

Should you not hear from Tronox within four (4) weeks of the closing date of the advert, please consider your application as being unsuccessful.

**PUBLIC PARTICIPATION PROCESS
OPPORTUNITY TO REGISTER AS INTERESTED AND AFFECTED PARTY AND
AVAILABILITY OF PRE-APPLICATION DRAFT S24G APPLICATION REPORT
FOR THE DEVELOPMENT OF A CAMP SITE AND RESORT FACILITY KNOWN
AS KNOR VARKIE CAMP SITE AND CARAVAN PARK ON FARM KLIPHOEK
8/59 NEAR VELDDRIF WITHOUT THE REQUISITE ENVIRONMENTAL
AUTHORISATION.DEA&DP REF.NO. 14/1/1/E1/9/3/3/0604/19**

Notice of a Public Participation Process (PPP) is hereby given in terms the Environmental Impact Assessment (EIA) Regulations (2014, as amended) made under Section 24 (5) and 44 of the National Environmental Management Act (NEMA), Act No. 107 of 1998 (as amended), for the Section 24G Application (rectification of unlawful commencement of listed activities) commenced by Mr Gielie and Mrs Charlotte Visser in relation to developments of the campsite and caravan park and associated resort facilities known as Knor Varkie near Velddrif, West Coast.

This notice also serves to Inform the public that a Section 24G Application process will be followed and that the pre-application Draft S24G Application report and its Appendixes for the Application are available for public comment on our website: <https://enviro-eap.co.za/public-participation/>. When landing on the Public Participation Page on the website please scroll down until you locate the project title as indicated above (valid for full duration of 30 day commenting period)

Registered Interested and affected parties will also be notified once/if any additional draft reports becomes available for comment.

Location: Knor Varkie campsite and caravan park is located on Portion 8 of Farm No. 59 Kliphoek approximately 5km southeast of Velddrif accessed via the Hopefield Road

Listed Activities: EIA Regulations 2014 (as amended) – Listing Notice 1 Listed Activity/ies: 12; 17; 19A; Listing Notice 3 Listed Activity/ies: 4; 12; 14

Project Description: An informal camping and fishing site was established along the banks of the Berg River on Portion 2 (now Portion 8) of Farm Kliphoek No 59 near Velddrif since at least 1980 (expected to have been established even before then). From August 2019 Mr Gielie Visser (to be referred to as the applicant) rents the applicable property from the Swartjiesbaai Trust (landowner) and during September 2019 the applicant expanded the informal camping site to create a terraced cut and to fill an embankment area to accommodate additional camping and caravan sites. Since then, additional camping sites, ablution and recreational facilities, a restaurant/venue and parking areas have also been added to the facilities. The new Knor Varkie camp and caravan site expansions with associated new access road and facilities created currently has a total footprint of ±0.9ha. At least 15 additional camping/caravan sites are proposed to be added to the current development.

Exemption: No application for any exemption is sought.

Opportunity to participate: Interested and Affected Parties are invited to register interest for the respective application within the process, or provide written comments to Enviro-EAP within 30 days of this notice (excluding public holidays). The project title, your full name, contact details, plus indication of any direct business, financial, personal or other interest you may have in this application must

please be provided and fully described. **Sections 11 and 18 of POPI Act, 2013 (Act No.14 of 2013):** The personal information and comments provided will be included in reports to be submitted to the Competent Authority to enable informed decision-making. Also, if you choose to register as an I&AP your personal information will be made available to an appellant in the case of an appeal, and an applicant/EAP/independent person for purposes of being informed and given access to an audit report. This information may be made available in terms of section 11(1)(c) and 11(1)(d) of the POPIA, without requiring consent.

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Enviro-EAP, PO Box 205, Agulhas 7287
Tel/Cell: 072 240 3092
Fax: 086 435 4691
Email: admin@enviro-eap.co.za





List of owners and occupiers of land on and adjacent to the site where the activity was undertaken to whom notices were sent

Property Details	Landowner details, name, surname, cell phone, postal and/or email address
Farm Kliphoek 9/59 (consolidation of Ptn 7 & Ptn 2)	[REDACTED]
Farm 1196	[REDACTED]
Farm Kliphoek 1/59	[REDACTED]
Farm Boven Plaat RE/115	[REDACTED]
Farm Bitterwater 55	[REDACTED]

From: Johmandie Pienaar
Sent: Friday, 29 September 2023 14:16
Cc: Admin admin@enviro-eap.co.za
Bcc: [REDACTED]

Subject: NEIGHBOURS/LANDOWNERS NOTICE - OPPORTUNITY TO REGISTER AS INTERESTED AND AFFECTED PARTY AND AVAILABILITY OF PRE-APPLICATION DRAFT S24G APPLICATION REPORT FOR THE DEVELOPMENT OF A CAMP SITE AND RESORT FACILITY KNOWN AS KNOR VARKIE

Good day

You receive this email due to the fact that you are a neighbour and/or landowner as per the information received and in terms of the NEMA EIA regulations as amended this the neighbour's/landowner's notice. Please if you are not the person staying on the property, would you please inform them of the said notice. (All emails are blind cc'd to protect the identities of the recipients)

PUBLIC PARTICIPATION PROCESS – NEIGHBOURS AND LANDOWNERS NOTICE
OPPORTUNITY TO REGISTER AS INTERESTED AND AFFECTED PARTY AND AVAILABILITY OF PRE-APPLICATION DRAFT S24G APPLICATION REPORT FOR THE DEVELOPMENT OF A CAMP SITE AND RESORT FACILITY KNOWN AS KNOR VARKIE CAMP SITE AND CARAVAN PARK ON FARM KLIPHOEK 8/59 NEAR VELDDRIF WITHOUT THE REQUISITE ENVIRONMENTAL AUTHORISATION.DEA&DP REF.NO. 14/1/1/E1/9/3/3/0604/19

Notice of a Public Participation Process (PPP) is hereby given in terms the Environmental Impact Assessment (EIA) Regulations (2014, as amended) made under Section 24 (5) and 44 of the National Environmental Management Act (NEMA), Act No. 107 of 1998 (as amended), for the Section 24G Application (rectification of unlawful commencement of listed activities) commenced by Mr Gielie and Mrs Charlotte Visser in relation to developments of the campsite and caravan park and associated resort facilities known as Knor Varkie near Velddrif, West Coast.

This notice also serves to Inform the public that a Section 24G Application process will be followed and that the pre-application Draft S24G Application report and its Appendixes for the Application are available for public comment on our website: <https://enviro-eap.co.za/public-participation/>. When landing on the Public Participation Page on the website please scroll down until you locate the project title as indicated above (valid for full duration of 30 day commenting period)

Registered Interested and affected parties will also be notified once/if any additional the draft reports becomes available for comment.

Location: Knor Varkie campsite and caravan park is located on Portion 8 of Farm No. 59 Kliphoek approximately 5km southeast of Velddrif accessed via the Hopefield Road

Listed Activities: EIA Regulations 2014 (as amended) – Listing Notice 1 Listed Activity/ies: 12; 17; 19A; Listing Notice 3 Listed Activity/ies: 4; 12; 14
National Water Act (No. 36 of 1998) replaced all previous rights to water use with an entitlement under the new Act water use authorization in terms of Section 21, b, c & i of the NWA

Project Description: An informal camping and fishing site was established along the banks of the Berg River on Portion 2 (now Portion 8) of Farm Kliphoek No 59 near Velddrif since at least 1980 (expected to have been established even before then). From August 2019 Mr Gielie Visser (to be referred to as the applicant) rents the applicable property from the Swartjiesbaai Trust (landowner) and during September 2019 the applicant expanded the informal camping site to create a terraced cut and to fill an embankment area to accommodate additional camping and caravan sites. Since then, additional camping sites, ablution and recreational facilities, a restaurant/venue and parking areas have also been added to the facilities. The new Knor Varkie camp and caravan site expansions

with associated new access road and facilities created currently has a total footprint of ±0.9ha. At least 15 additional camping/caravan sites are proposed to be added to the current development.

Exemption: No application for any exemption is sought.

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The landowners of the applicable and neighbouring properties (as notified) must please ensure that ALL persons residing on their land are informed of the application and opportunity to register.

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Enviro-EAP, PO Box 205, Agulhas 7287
Tel/Cell: 072 240 3092
Fax: 086 435 4691
Email: admin@enviro-eap.co.za

Kind regards/Vriendelike groete

Johmandie Pienaar
Environmental Assessment Practitioner
EAPASA Registration Nr. 2020/2326



Email: johmandie@enviro-eap.co.za
Cell: 072 240 3092
Fax: 086 435 4691
Web: www.enviro-eap.co.za
Postal Address: Enviro-EAP
PO Box 205
Agulhas
7287

From: Johmandie Pienaar
Sent: Monday, October 30, 2023 2:03 PM
To: [REDACTED]

Subject: NEIGHBOURS/LANDOWNERS NOTICE - OPPORTUNITY TO REGISTER AS INTERESTED AND AFFECTED PARTY AND AVAILABILITY OF PRE-APPLICATION DRAFT S24G APPLICATION REPORT FOR THE DEVELOPMENT OF A CAMP SITE AND RESORT FACILITY KNOWN AS KNOR VARKIE

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Email: admin@enviro-eap.co.za

Kind regards/Vriendelike groete

Johmandie Pienaar
Environmental Assessment Practitioner
EAPASA Registration Nr. 2020/2326



Email: johmandie@enviro-eap.co.za
Cell: 072 240 3092
Fax: 086 435 4691
Web: www.enviro-eap.co.za
Postal Address: Enviro-EAP
PO Box 205
Agulhas

List of Identified Key Department, Organs of State and Registered I&APs

TABLE 1: LIST OF IDENTIFIED KEY DEPARTMENTS, ORGANS OF STATE AND REGISTERED I&APs

DECIDING AUTHORITY: Department of Environmental Affairs and Development Planning, Directorate: Environmental Governance Attention: Sub-directorate: Rectification (Region 1) Private Bag X9086 Cape Town 8000		The Director		Tel	021 483 5827
				Fax	021 483 4033
				E-mail	Shafeeq Mallick Shafeeq.Mallick@westerncape.gov.za Nabeelah Khan Nabeelah.Khan@westerncape.gov.za Mbali Ntshangase Mbali.Ntshangase@westerncape.gov.za
STAKEHOLDER	CONTACT PERSON	TELEPHONE	FAX NUMBER	EMAIL ADDRESS	
CapeNature	Ismat Adams Ref: SSD14/2/6/1/8/1/_8/59_Kliphoek_Velddrif_S24G	087 087 3188	-	iadams@capenature.co.za	
DEA&DP: Pollution & Chemicals Management	Arabel McClelland			RABIA REYNOLDS Rabia.Reynolds@westerncape.gov.za Arabel McClelland Arabel.McClelland@westerncape.gov.za	
DEA&DP: Waste Management	Lance McBain Charles			Lance.McBain-Charles@westerncape.gov.za Eugene Pienaar Eugene.Pienaar@westerncape.gov.za Shaun Arendse Shaun.Arendse@westerncape.gov.za Abdullah Suliman Abdullah.Suliman@westerncape.gov.za	
Department of Agriculture, Western Cape	Cor van der Walt	021 808 5099	021 808 5092	Brandon.Layman@westerncape.gov.za Cor.VanderWalt@westerncape.gov.za	
Heritage Western Cape	Chiara Singh Ref: HM/ WEST COAST / BERGRIVIER / VELDDRIFT / PTN 8 OF FARM 59 Case No: HWC24091107CSI0913	021 829 3315	-	chiara.singh@westerncape.gov.za Ceoheritage@westerncape.gov.za	
National Department of Agriculture, Forestry and Fisheries Land Use and Soil Management	Directorate Land Use and Soil Management	021 994 1413	021 944 1427	Lutendon@dalrrd.gov.za info@dalrrd.gov.za	
Berg Rivier Municipality	Ms Angila Joubert Environmental Planning and Management Officer	022 783 1112	-	VermeulenH@bergmun.org.za JoubertA@Bergmun.org.za baumeestere@bergmun.org.za	
West Coast District Municipality	Municipal Manager Mayor	0224338400	0866926113	westcoastdm@wcdm.co.za cqbein@wcdm.co.za ciminnaar@wcdm.co.za mun@wcdm.co.za	
Department of Water and Sanitation	Z Magodla Ref: 16/2/7/G10M/A/8	021 941 6124		magodlaz@dws.gov.za lintnaar-straussm@dws.gov.za torcht@dws.gov.za	
DEA&DP Air Quality Management Private Bag X9086 Cape Town 8000	Palesa Mothida 9/4/4/1/BB2-S24G Varkie, Velddrift Knor	021 483 2880		Palesa.mothida@westerncape.gov.za Deon.stoltz@westerncape.gov.za	
Cape West Coast Biosphere Reserve	-	083 708 4007 076 696	086 662 6818	info@cwcbcr.co.za	

Old Station Building 64 Main Road Vredenburg 7380		5354		
SANRAL Wetsern Region 1 Havenga Street Oakdale Bellville 7530	Nicole Abrahams	021 957 4800	021 910 1966	wrstatutory@nra.co.za abrahamsn@nra.co.za
Transnet	Marina Lourens Ref: SBS.41	021 449 4746		Marina.Lourens@transnet.net
DEA&DP: Biodiversity and Coastal Management	Marlene Laros	021 483 5126	-	Marlene.laros@westerncape.gov.za Masnoona.jongie@westerncape.gov.za
DEA&DP Development Management Region 1	Directorate: Development Management Region 1 Zaahir Toefy	021 483 2700	-	Zaahir.toefy@westerncape.gov.za
REGISTERED INTERESTED AND AFFECTED PARTIES				
Registered I&AP 1	██████████			████████████████████
Registered I&AP 2	██████████	██████████		████████████████████
Registered I&AP 3	██████████			████████████████████

Proof of Notifications sent for Pre-Application Draft S24G Report 30 day commenting period as held from 29 September 2023 to 1 November 2023

From: Johmandie Pienaar <johmandie@enviro-eap.co.za>

Sent: Friday, 29 September 2023 14:46

To: DEADPEIAAdmin@westerncape.gov.za; Zaidah Toefy <Zaidah.Toefy@westerncape.gov.za>; Aqueel Yasin <Aqueel.Yasin@westerncape.gov.za>; Buhle Sawuli <Buhle.Sawuli@westerncape.gov.za>; 'Ismat Adams' <iadams@capenature.co.za>; Marius Wheeler <mwheeler@capenature.co.za>; 'Rhett Smart' <landuse@capenature.co.za>; tcoller@capenature.co.za; lmatthews@capenature.co.za; natasha.davis-wolmarans@westerncape.gov.za; eddie.hanekom@westerncape.gov.za; Ettiene.roux@westerncape.gov.za; Cor Van der Walt <cor.vanderwalt@westerncape.gov.za>; Landuse.Elsenburg@elsenburg.com; brandonl@elsenburg.com; Stephanie Barnardt <Stephanie.Barnardt@westerncape.gov.za>; 'Ceoheritage' <ceoheritage@westerncape.gov.za>; info@DALRRD.gov.za; info@daff.gov.za; Lutendo Netshilema <LutendoN@Dalrrd.gov.za>; mmahola@dffe.gov.za; Hannes Vermeulen <VermeulenH@Bergmun.org.za>; Angila Joubert <JoubertA@Bergmun.org.za>; 'Doretha Kotze' <dkotze@wcdm.co.za>; westcoastdm@wcdm.co.za; cgbein@wcdm.co.za; cjminnaar@wcdm.co.za; Dreyer Warren <DreyerW@dws.gov.za>; Daniels Derril (BVL <DanielsD@dws.gov.za>; Ndobeni Nelisa (BVL) <ndobenin2@dws.gov.za>; info@dws.gov.za; Joy Leaner <Joy.leaner@westerncape.gov.za>; info@cwcbcr.co.za; wrstatutory@nra.co.za; abrahamsn@nra.co.za; marlene.laros@westerncape.gov.za; masnoona.jongie@westerncape.gov.za; Zaahir Z. Toefy <Zaahir.toefy@westerncape.gov.za>; Johmandie Pienaar <johmandie@enviro-eap.co.za>; Nicolaas Hanekom <nicolaas@enviro-eap.co.za>

Cc: [REDACTED]

Subject: NOTIFICATION OF COMMENTING PERIOD COMMENCEMENT: PRE-APPLICATION DRAFT S24G APPLICATION REPORT FOR THE ALLEGED ILLEGAL DEVELOPMENT OF KNOR VARKIE, VELDDRIF, WESTERN CAPE

NOTIFICATION OF AVAILABILITY OF THE PRE-APPLICATION DRAFT S24G REPORT FOR 30 DAYS
PROJECT TITLE: PRE-APPLICATION DRAFT S24G APPLICATION REPORT FOR THE ALLEGED ILLEGAL DEVELOPMENT OF KNOR VARKIE CAMP SITE, CARAVAN PARK AND ASSOCIATED FACILITIES ON FARM KLIPHOEK 8/59, VELDDRIF, WESTERN CAPE
DEA&DP COMPLIANCE NOTICE REF.NO. 14/1/1/E1/9/3/3/0604/19

Dear Stakeholder

You have received this email as a registered interested and affected party, organ of state, and/ or key department for the ***PRE-APPLICATION DRAFT S24G APPLICATION REPORT FOR THE ALLEGED ILLEGAL DEVELOPMENT OF KNOR VARKIE CAMP SITE, CARAVAN PARK AND ASSOCIATED FACILITIES ON FARM KLIPHOEK 8/59, VELDDRIF, WESTERN CAPE***

This email serves as a written notification of the availability of the ***Pre-application Draft S24G Report*** for **30-day commenting period (excluding public holidays)**.

(1) AVAILABILITY OF THE PRE-APPLICATION DRAFT S24G REPORT:

The Pre-application Draft S24G Report and appendices are accessible via: -

- (i) electronic download on our website at <https://enviro-eap.co.za/public-participation/> (***available for download for the entire commenting period***). Please scroll down the public participation web page until you find the relevant project title and reference number as per the project details provided above.
- (ii) hardcopies and/or cd copies will only be sent via SAPO – registered mail service ***on request*** or where a postal address is the only means of contact provided.

(2) COMMENTING PERIOD OF THE PRE-APPLICATION DRAFT S24G REPORT AND DEADLINE FOR COMMENTS SUBMISSION

The commenting period of the Pre-application Draft S24G Report is **30 days (excluding public holidays)**, starting from the ***29 September 2023*** and ending on ***1 November 2023***. Your comments on the Pre-Application

Draft S24G Report must be provided within the regulatory 30-day commenting period or by no later than **1 November 2023**.

(3) SUBMISSION OF COMMENTS

Please direct your comments in writing for the attention of the responsible EAP as per the contact information provided below:

Responsible EAP: Johmandie Pienaar

Email: johmandie@enviro-eap.co.za or admin@enviro-eap.co.za

Direct #: 072 240 3092 (contact methods: Calls, sms or whatsapp)

Fax: 086 435 4691

CONSULTATION WITH ORGANS OF STATE / KEY DEPARTMENTS [NEMA S240]

To facilitate adequate consultation with State Departments that administers laws relating to a matter affecting the environment in accordance with the requirements of Section 240 of NEMA, please be advised that all registered interested and affected parties, organs of state, key departments, and/or stakeholders were [in receipt of this email] notified electronically of the availability of the Pre-application Draft S24G Report on this day **29 September 2023**. As such all RI&APs and Stakeholders are considered to be "in possession" of the Pre-application Draft S24G Report and appendices from the date of electronic notification. Please refer to the list of RI&APs and Stakeholders consulted, and their respective contact information included in ***Appendix G of the Pre-application Draft S24G Report***.

SECTIONS 11 AND 18 OF POPI ACT, 2013 (Act No.14 of 2013):

The personal information and comments provided will be included in reports to be submitted to the Competent Authority to enable informed decision-making. Also, if you choose to register as an I&AP your personal information will be made available to an appellant in the case of an appeal, and an applicant/EAP/independent person for purposes of being informed and given access to an audit report. This information may be made available in terms of section 11(1)(c) and 11(1)(d) of the POPIA, without requiring consent.

Kind regards/Vriendelike groete

Johmandie Pienaar

Environmental Assessment Practitioner

EAPASA Registration Nr. 2020/2326



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Postal Address: Enviro-EAP

PO Box 205

Agulhas

7287

PROOF OF SENDING NOTICES TO NEIGHBOURS

**AVAILABILITY OF PRE-APPLICATION DRAFT S24G APPLICATION
REPORT FOR THE DEVELOPMENT OF A CAMP SITE AND RESORT
FACILITY KNOWN AS KNOR VARKIE CAMP SITE AND CARAVAN PARK
ON FARM KLIPHOEK 8/59 NEAR VELDDRIF WITHOUT THE REQUISITE
ENVIRONMENTAL AUTHORISATION.DEA&DP REF.NO.
14/1/1/E1/9/3/3/0604/19**

Property Farm 1196
Farm Kliphoek 1/59



[Handwritten signature]

R 8340
Post Office

DATE OF DELIVERY DATUM VAN AFLEWERING	IDENTIFICATION REQUIRED - IDSEN BEHOEWES VERVAAG Requisit van VERSEKERDE PAKKET No 413200
INITIALS OF DELIVERY OFFICER VOONAFLEWERINGSAMPTEN	Presented in at Ingelewer te KNOR VARKIE CAMP
	Addressed to Afgesieners van PO Box 205
	Signature of Recipient/Handtekening van Ontvanger KNOR VARKIE CAMP
Identification/Identifikaasie	
Phaco not out at Sakel oorsake van	Post Office Counter No. Postkantoor, Toekennings No.

Every Postmaster at the appropriate rate payable at from
Omslag Laag of teen die hoogsame wettelike wettelike

701582

COMMENTS AND RESPONSE REPORT TABLE FOR COMMENTS RECEIVED ON THE PRE-APPLICATION DRAFT S24G APPLICATION REPORT

I&AP/KEY DEPARTMENT	DATE	COMMENT	RESPONSE
Registered I&AP 1	01/11/2023	<p>We support agri-tourism development as proposed.</p> <p>Yet, we request the following:</p> <p><u>Colour of water tanks</u>: Should green plastic water tanks be used, please screen it or use west coast summer colours including olive green.</p> <p><u>All lighting</u> should be down lighting. Pole lights or neon lights should not be allowed.</p> <p><u>Colour scheme</u> should be traditional: Cape Dutch or west coast summer colours: pale shades of all colours or white. No bright colours should be allowed.</p> <p><u>Music</u>: No music in open areas including entertainment tents. Music should only be allowed within the allowable levels and hours (as per by-laws for settlements) and inhouse. Please circulate the allowable levels and mitigation measures to neighbouring properties for comment.</p>	<p><u>Colour of water tanks and overall colour scheme</u> - To minimise visual impact and ensure that all development, facilities and structures blends in with the sense of place no bright colours may be used for structures. Any new or proposed developments and structure must be natural pale green, brown or grey colours or white and any existing structures which is not natural pale or white colours must be screened with natural wood materials or painted as such to blend in with the surrounding environment. This requirement has been included in the EMP requirements.</p> <p><u>Lighting</u> – All outside lighting must be down lighting, no pole or neon lights which may cause light pollution is allowed. This requirement has been included in the EMP requirements.</p> <p>Refer to reply above under <u>Colour of water tanks ...</u></p> <p><u>Music</u> – The following noise mitigation measures for the construction/maintenance and operational phase of the Knor Varkie facilities have been incorporated into the EMP requirements:</p> <ul style="list-style-type: none"> • Machinery and vehicles should be regularly maintained to prevent excessive noise during operational activities. • All resort facilities operations must adhere to the requirements of the noise regulations and may not

	10/02/2024	<p>Goeie Dag Johmandi</p> <p>Die onderstaande aansoek verwys.</p> <p>Ons het 'n afskrif bekom van die voorstelle van hoe die kommentaar hanteer moet word.</p> <p>Ons merk dat ten opsigte van die kommentaar wat ons ingedien het, die speel van musiek nie beperk tot binne geboue nie.</p> <p>Ons vereis die beperking, omdat ons almal toerisme bevorder as addisionele inkomste.</p> <p>Die volume van die musiek is so danig dat dit steurend is (jy kan dit woorde volg) en ons gaste oorweegend kies om oor te bly en die landelike stilte te ervaar. Die rivier dra die klank duidelik en ver sodat ons gaste net sowel in Knorvarkie se buitelug restaurant kan sit.</p> <p>Beperking van musiek tot binne 'n gebou is n bilike versoek aangesien almal langs die oewer van die Bergrivier, die rivier se RAMSAR status wil benut om toerisme te bevorder.</p>	<p>exceed rural maximum noise levels allowed.</p> <ul style="list-style-type: none"> • Visitors to the site are informed of the restricted noise levels that must be maintained and fines are given to visitors if excessive noise are produced. • Noise monitoring must be implemented to ensure that noise levels produced are within allowed rural maximum levels and not causing significant disturbance to surrounding landusers. <p>Noise mitigation measures have been incorporated into the requirements of the EMP and all noise produced must be in line within the requirements of the relevant noise regulations and municipal by-laws. Noise monitoring is also recommended to be conducted as per the requirements of the EMP to monitor whether or not noise produced at the facilities are maintained within the regulated limits.</p>
Directorate: Ait Quality Management	01/11/2023	<p>COMMENTS ON THE PRE-APPLICATION DRAFT S24G APPLICATION REPORT AND DRAFT ENVIRONMENTAL MANAGEMENT PROGRAMME REPORT (EMPr) FOR THE ALLEGED ILLEGAL DEVELOPMENT OF KNOR VARKIE CAMP SITE, CARAVAN PARK AND ASSOCIATED FACILITIES ON FARM KLIPHOEK 8/59, VELDDRIF.</p> <p>The above-mentioned documentation, as received on 29 September 2023 by the Department of Environmental Affairs and Development Planning (DEA&DP), Directorate: Air Quality Management (D:AQM), has reference.</p>	

		<p>The Directorate has reviewed the documentation and has the following comments in terms of the National Environmental Management: Air Quality Act No. 39 of 2004 (NEM: AQA):</p> <p>1. DUST CONTROL MANAGEMENT</p> <p>1.1 Dust generated from all the phases of the proposed activities must comply with the NEM: AQA, National Dust Control Regulations (Government Notice No. R. 827) of 1 November 2013.</p> <p>1.1.1 These regulations prohibit a person from conducting any activity in such a way as to give rise to dust in such quantities and concentrations that the dust, or dust fallout, has a detrimental effect on the environment, including human health.</p> <p>1.2 It is noted that a potential dust nuisance may be generated during the construction phase.</p> <p>1.3 D: AQM recommends that:</p> <p>1.3.1 measures to monitor and prevent fugitive dust emissions be investigated and incorporated into the EMP.</p> <p>2. NOISE CONTROL MANAGEMENT</p> <p>2.1 Noise generated on site from all the proposed activities must comply</p>	<p>1.1.1-</p> <p>1.2-</p> <p>1.3.1 The requirement for a dust monitoring programme before the commencement of construction activities on site has been incorporated into the pre-construction phase. The dust monitoring programme must be compiled in accordance with the National Environmental Management: Air Quality Act, 2004 (Act No 39 of 2004) National Dust Control Regulations, 2013 - subregulation (5) for implementation during construction activities. If the dust monitoring results indicates that dustfall standards as set out in regulation 3 is exceeded a dust management plan must be compiled and submitted to the relevant air quality officer for approval. As according to the regulations this dust management plan must then be implemented within a month of the date of approval received from the air quality officer. An implementation progress report must be submitted to the air quality officer at agreed time intervals</p> <p>2.1 Relevant Noise Control Regulations to be adhered have</p>
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	<p>with the Western Cape Noise Control Regulations Provincial Notice 200/2013.</p> <p>2.2 The D: AQM notes that the use of machinery and construction vehicles traversing on site may potentially generate noise; these activities may become a noise nuisance and/or disturbance to the surrounding communities.</p> <p>2.3 D:AQM recommends that:</p> <p>2.3.1 measures to monitor and prevent noise nuisance/disturbance be investigated and incorporated into the EMP.</p> <p>2.3.2 construction activities be conducted during daytime hours.</p> <p>3. ODOUR MANAGEMENT</p>	<p>been included in EMP requirements.</p> <p>2.2-</p> <p>2.3.1 and 2.3.2 The following noise mitigation measures for the construction and operational phases of the Knor Varkie facilities have been incorporated into the EMP requirements:</p> <ul style="list-style-type: none"> • Machinery and vehicles should be regularly maintained to prevent excessive noise during construction. • All machinery and work activities must adhere to the requirements of the noise regulations and may not exceed rural maximum noise levels allowed. • All construction activities to take place during daytime hours. • Machinery and vehicles should be regularly maintained to prevent excessive noise during operational activities. • All resort facilities operations must adhere to the requirements of the noise regulations and may not exceed rural maximum noise levels allowed. • Visitors to the site are informed of the restricted noise levels that must be maintained and fines are given to visitors if excessive noise are produced. • Noise monitoring must be implemented to ensure that noise levels produced are within allowed rural maximum levels and not causing significant disturbance to surrounding landusers.
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	<p>3.1 Section 35 (2) of NEM: Air Quality Act No 39 /2004, states occupier of any premises must take all reasonable steps to prevent the emission of any offensive odour caused by any activity on premises applicable.</p> <p>3.2 The D: AQM notes that offensive odour may be generated during the construction and operational phases of the proposed activity.</p> <p>3.3 The D: AQM recommends that:</p> <p>3.3.1 measures to manage any emission of offensive odour be investigated and incorporated into the EMPr.</p> <p>4. GENERAL</p> <p>4.1 Kindly be advised that the Air Quality Officer (AQO) in the Bergrivier Local Municipality (Ms Angila Joubert) must also be engaged regarding the proposed activity as it falls within their jurisdictional area, Ms. Joubert can be reached on 022 783 1112 or JoubertA@Bergmun.org.za.</p> <p>4.2 The Department would like to draw your attention to Section 28 of the National Environmental Management Act No. 107 of 1998 (NEMA), i.e. "Duty of Care" which states that: "Every person who causes, has caused or may cause significant pollution or degradation of the environment must take reasonable measures to prevent such pollution or degradation from occurring, continuing or recurring, or, in so far as such harm to the environment is authorized by law or cannot reasonably be avoided or stopped, to minimize and rectify such pollution or degradation of the environment."</p> <p>4.3 Please note that the above-mentioned recommendations do not pre-empt the outcome of the application.</p> <p>4.4 No information provided, views expressed and/or comments made by the DEA&DP, D: AQM should in any way be seen as an indication or confirmation:</p> <p>4.4.1 that additional information or documents will not be requested; or of</p>	<p>3.1 Requirement included in EMP requirements.</p> <p>3.2-</p> <p>3.3.1 Emissions of offensive odour/s to be managed as per EMP requirements.</p> <p>4.1 Local municipality have been informed of the application and Ms Joubert was provided with an opportunity to comment.</p> <p>4.2 Noted.</p> <p>4.3 Noted.</p> <p>4.4.1 Noted.</p>
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		<p>the outcome of any application submitted to the authorities.</p> <p>Kindly be informed that the D: AQM reserves the right to review the above-mentioned comments, should additional information come to light. Please contact Ms Palesa Mothiba on 021 483 2880 or Palesa.Mothiba@westerncape.gov.za , should you have any further queries in this regard.</p>	
CapeNature	03/11/2023	<p>Herewith CapeNature's comment on this application.</p> <p>Our Ref: SSD14/2/6/1/8/1/_8/59_Kliphoek_Velddrif_S24G</p> <ol style="list-style-type: none"> 1. It is noted that this is a pre-application report, and that a botanical impact statement, faunal impact statement, freshwater assessment and terrestrial biodiversity assessment is yet to be conducted. 2. An estuarine assessment must be conducted considering that the development has impacted estuarine functional zone. The impact assessment must include consideration of operational impacts of the facility on the estuary, such as but not limited to the use of the estuarine functional zone by tourists, the impact of the infrastructure and operation of the jetty. The estuarine impact assessment must be conducted by a SACNASP registered specialist that has experience in conducting estuarine impact assessments. The estuarine assessment would then essentially replace the 	<ol style="list-style-type: none"> 1. As per the findings of the Estuarine Impact Assessment the impacted area falls within the estuarine functional zone of the Berg Rivier and the actual area mapped for potential Saldanha Flats Strandveld associated with the terrestrial ecosystem falls outside of the unauthorised Knor Varkie camp and resort facilities hence the Estuarine Impact Assessment replaces the need for the Terrestrial Biodiversity Impact Assessment. Potential impacts on aquatic and riparian vegetation, invertebrates, fish and avifauna as part of the estuarine biodiversity has been assessed as part of the estuarine impact assessment. Hence the estuarine impact assessment replaces the need for additional botanical, faunal and terrestrial biodiversity assessments as the impacted biodiversity features on site is estuarine biodiversity and not terrestrial. 2. Estuarine Impact Assessment has been conducted and included in the draft S24G report.

		<p>freshwater assessment.</p> <p>3. It needs to be confirmed whether the slipway/jetty is placed on private property or public state land.</p> <p>4. We await the aforementioned and recommended assessments to make further comment.</p> <p>CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.</p>	<p>3. According to the applicant the existing slipway/jetty is on private property.</p> <p>4.-</p>
Department of Water and Sanitation	02/11/2023	<p>DRAFT S24G APPLICATION REPORT FOR THE ALLEGED ILLEGAL DEVELOPMENT OF KNOR VARKIE CAMP SITE, CARAVAN PARK AND ASSOCIATED FACILITIES ON FARM KLIPHOEK 8/59, VELDDRIF, WESTERN CAPE</p> <p>Reference is made to the above-mentioned document dated 29 September 2023 with DEA&DP Reference Number: 14/1/1/E1/9/3/3/0604/19, prepared by Enviro EAP (Pty) Ltd.</p> <p>This Department has perused the submitted documents and has the following comments:</p> <p>1. According to the report “the entire Knor Varkie camp site and associated facilities were constructed within 100m radius of the Berg River estuary area with a total development footprint of ±0.9ha. The specific site falls within the area along the Berg River, mapped as estuary functional zone”. The development is not located within the regulated area of a watercourse as defined in the Government Gazette Notice 509 dated 26 August 2016. Further analysis in terms of Section 22, permissible water use of the National Water Act, 1998 (Act No. 36 of 1998) (NWA) is not applicable.</p> <p>2. Please note that no abstraction, pumping or storage of both surface and groundwater may occur without authorisation from the Department, unless it is Schedule 1 or Existing Lawful use as described in the NWA.</p>	<p>1. Noted.</p> <p>2. Noted.</p>

		<p>3. All the requirements of the NWA regarding water use and pollution prevention must be adhered to at all times.</p> <p>4. 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.</p> <p>5. The comments issued shall not be construed as exempting the applicant from compliance with the provisions of any other applicable Act, Ordinance, Regulation or By-law.</p> <p>Please do not hesitate to contact the above office should there be any queries.</p>	<p>3. Requirement included as per EMP requirements.</p> <p>4. Noted.</p> <p>5. Noted.</p>
Transnet	14/11/2023	<p>PROPOSED DEVELOPMENT OF KNOR VARKIE CAMP SITE & RESORT</p> <p>Application received by email dated 30 October 2023 and Enviro-EAP Consultants correspondence refers.</p> <p>The proposed will be situated between Salkor and Loop 1. The following Transnet owned property is affected/encroached upon by the development and roads: ASSET NO: SBS0041S PROPERTY DESCRIPTION: PTN OF PTN 2 of FARM KLIPHOEK No 59 Adm Dist Malmesbury CURRENT PURPOSE: Additional Land OD: TFR OWNERSHIP: EXPRO</p> <p>Note that Transnet owns the land by expropriation (EXPRO). The land survey and registration process have not yet been completed and vests with Transnet SOC Ltd. The property is currently utilised for the Saldanha-Sishen Railway line.</p> <p>Please note the following: The Knor Varkie Camp Site & Resort is encroaching on the land listed. If TFR has no Objection to the location of the site, a Lease Agreement must be</p>	<p>The lease agreement application was submitted by the applicant to Transnet on 3 April 2024. Proof of progress in terms of Lease Agreement with Transnet has been included under Appendix M3 and requirements for Transnet Lease Agreement has been included under EMP pre-construction requirements.</p>

		<p>entered into between the parties.</p> <p>This letter must be forwarded to Transnet Property: Property Management for a possible Lease Agreement Consideration. (For Lease option please send email to Burton.Siljeur@transnet.net)</p> <p>No new level crossings/roads and cables/services may cross Transnet owned land without prior consent from Transnet Freight Rail Infrastructure Maintenance.</p> <p>Existing boundary fences to be replaced if disturbed during the construction.</p> <p>The applicant must comply with local building regulations and obtain all approvals prior to construction.</p> <p>(See below in proof of comments receive maps as provided by Transnet indicating the Transnet owned properties on which the facilities encroaches)</p>	
Registered I&AP 2	03/11/2023	<p>OBJECTION AGAINST PROPOSED S24G APPLICATION – KNORVARKIE CAMP</p> <p>I, Jan Jurgen Kotze, ID 670318 5055 087, object against the proposed S24G application of Knorvarkie camp and caravan park by Gielie Visser and Charlotte Visser as follows:</p> <ol style="list-style-type: none"> 1. Ineffective I&AP consultation, as I as an occupant of the adjacent land was not notified of the above is to be undertaken – I think this require a second public / 30 days consultation period. 	<ol style="list-style-type: none"> 1. All requirements in terms of the public participation process done to date has been done correctly i.e. a site notice was placed at the entrance to the site (which is also the entrance used by the registered I&AP), newspaper advert was placed in the local newspaper and all landowners were informed of the opportunity to register as I&APs and notified landowners are required to inform all residents residing on his/her property of such notice. It was therefore the responsibility of the landowner from whom the I&AP leases the property to inform him/her of said notice. Another 30 day commenting period/consultation period will be held when the Draft S24G Application Report will be made available for comments.

2. The Berg River estuary is a Ramsar site, and consistently ranks within the top 3 estuaries for conservation importance in South Africa – another proposed development in this area is likely to let more boats, etc come in and disturb an already sensitive area – Knorvarkie has already build 2 jetties – see photo of jetty not mentioned on application – 1. Appendix “1”
3. See your attached 5.AppendixE-Biodiversity NFEPA wetlands where the proposed development all fall within, or are immediately adjacent the 1:100-year flood lines, and the estuarine functional zone (many of the existing structures are even within the 32m wetland / river riparian zone) – see attach photos taken before 2019 and during 2023 where Visser only does as he pleases- (2. Appendix “2, 3”)
4. As stated in your report “It was not observed that the Knorvarkie operations has had any significant negative impacts on the Berg River tributary and associated estuary area flow regimes or its hydrological functioning” – see attach photos of sewage and drains within 1m from the river edge (3. Appendix “4, 5”)
5. As stated in your report that the Brown wooden building is part of the original farmhouse and yard is a blatant lie as the Brown wooden structure was erected during 2020 on top of the drain that serviced a smaller wooden structure – see attached photo (these structures are illegal according Bergriver Municipality) – see attach letter to owners of the land in 2017 - 4. Appendix “6 taken during 2019, 7 taken 30 August 2023”
6. Did Visser from this proposed development obtained an Environmental Impact Assessment (EIA), as this development triggered by activities like this development within the flood line, or 32m riparian zone, or within an estuary; moving more than 5m³ of earth within an estuary / littoral zone / within 100m of high water mark, or having a development footprint of >10m³ in these zones

2. It is unclear which “two jetties” the I&AP is referring to. S24G assessment is only applicable to existing structures. There is currently only one existing jetty as indicated on the maps available under Appendix B.
3. -
4. An estuarine impact assessment was conducted and it was confirmed by the applicant that there are no sewage and/or grey water drains flowing into the river.
5. This is as per information provided by the applicant, the applicant has stated that the building plans for the current farmhouse and yard buildings as is which includes the “wooden building” as referred to were submitted to the Bergrivier Municipality in 2021. The building plan approvals are still in process.
6. The purpose of the S24G application is to rectify the illegal commencement of listed activities as per the Pre-Compliance and Compliance notices issued.

		<p>etc. – see your 8.AppendixJ_Compliance history – see photo attach of illegal moving of earth and dumping of illegal invasive alien shells – 5. Appendix “8”</p> <p>7. This site is also very important as a natural purifier of water from higher ground – see attach photos of where this was directed into a pipe leading to the river and covered by illegal shells – 6. Appendix “9, 10 11”</p> <p>8. Regardless of whether this area (e.g.; the terrestrial vegetation) has been previously transformed, most, if not all, is identified as Critical Biodiversity Area (CMA) (particularly the estuarine functional zone) or Ecological Support Area (ESA) (more the terrestrial vegetation). Development should never have been allowed within / immediately adjacent the EFZ</p> <p>9. Going forward, those ‘temporary’ camping sites should be removed completely (as stated in your report and from Cape Nature (CN), as should those ‘braai’ areas, which are practically on the high-water line – see attach photo of submerged constructions as photos of the same area taken during 2017 – 7. Appendix “12, 13, 14, 15”</p> <p>10. Poor past behavior, disturbance on site (e.g. noise) see attach written notice from our guests to Bergriver Municipality – 8. Appendix_Complaints Form.</p> <p>11. Nearly every weekend or on public holidays SAPS Vredenburg and Laaiplek and Municipal Lawinforcer are called in to quiet down participants.</p> <p>12. No hygiene on property – see attach photos of household waste, etc. illegal dumping of cigarette buds, bins full of glass, washbasin where restaurant wash crockery, etc. – 9. Appendix “16, 17, 18, 19”.</p> <p>13. Visser also blatant lie on application as this area was not a camping or fishing destination before 1980 as I, JJ Kotze was resident on the</p>	<p>7. Estuary Impact Assessment has been conducted and estuary management and mitigation measures included under EMP requirements.</p> <p>8. Estuary Impact Assessment and Terrestrial Biodiversity Impact Assessment have been conducted and specialists’ mitigation measures included under EMP requirements.</p> <p>9. Refer to the layout map for an indication of the temporary caravan site and associated impacted areas recommended for rehabilitation.</p> <p>10. Noted, noise monitoring and control measures to be implemented as per the requirements of the EMP.</p> <p>11. Noted, noise monitoring and control measures to be implemented as per the requirements of the EMP.</p> <p>12. Waste management measures to be implemented as per the requirements of the EMP.</p> <p>13. This is as per information provided by the applicant. The applicant has also stated that he is willing to provide</p>
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	<p>19/07/2024</p>	<p>land since 1993 and opened the area up to locals to fish from the sand and pay a nominal fee from 2000 to 2015 to have control over guests and to clean up after them – see attach photos of area - 10. Appendix “20, 21, 22”.</p> <p>14. The area in proposed development only started to form during the early 1970 when Transnet build the bridge over the Bergriver (this is Transnet Private Property and no entrance are allowed due to vandalism).</p> <p>15. At the moment Knovarkie uses the original farm road to the main house and farm yard of Swartjiesbaai farm and it became unsafe even to walk or for cyclist – see attach photos of unsafe farm road due to drunken drivers – 11 Appendix “23, 24, 25”.</p> <p>16. From the loud music over weekends there is also birds that used to roost in the trees adjacent this illegal development that moved away.</p> <p>█ I am also busy with a case of fraud against Me C Visser where she blatantly forged my signature together with my mother █ █</p> <p>THERE IS A NEED TO MAINTAIN THE QUALITY OF PLACE – ALL OF THOSE FEATURES OF THE BERG ESTUARY AND THE QUALITY OF LIFE HERE TO MAKE THIS LOCATION DESIRABLE AND UNIQUE</p> <p>Aangeheg sien asb</p> <ul style="list-style-type: none"> • die vergroting van die Dek van Knorvark by kroeggedeelte • houthuis se dreinyp wat in rivier uitloop • sinkhokke vir ekstra badkamer by wit huis wat onveranderde drein gebruik wat ook uitsyfer in rivier • permanente strukture wat in vloedlyn staan 	<p>contact numbers of locals who are willing to confirm that they had camped and fished there prior to the dates provided.</p> <p>14.-</p> <p>15.All road users to adhere to road rules as per the requirements of the EMP, a fining systems to be implemented by the applicant if it is found that guests and road users for Knor Varkie facilities are not adhering to road rules.</p> <p>16. Noise monitoring and control measures to be implemented as per the requirements of the EMP.</p> <p>17. Legal matters outside of the scope of the S24G application cannot be addressed/discussed in this application process.</p> <p>The applicant has been informed and is aware of no expansions being allowed at unauthorised facilities. The expansion of the deck has been included as part of the unauthorised activities commenced with.</p> <p>As per the EMP requirements no sewage or waste water discharge may occur into the environment i.e. inland nor</p>
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		<p>Hoop iemand kan keer dat hierdie mense verder ons rivier en omgewing verder besoedel en verniel sonder om nodige oewerhede te ken in enige saak</p> <p>Let ook asb daarop dat ons nog steeds besig is met die Bedrog teen Visser nadat hul Jan Jurgen Kotze se handtekening vervals het om nodige dranklisensie te verkry. (dit word net by SAPS Laaiplek verdraag)</p>	<p>estuary river all waste water to be collected in closed conservancy tanks and disposed of at municipal waste water treatment works.</p> <p>Legal matters outside of the scope of the S24G application cannot be addressed/discussed in this application process.</p>
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Proof of Comments Received during Pre-application Draft S24G Report Commenting Phase

Registered I&AP 1:

From: [REDACTED]

Sent: Wednesday, 01 November 2023 08:10

To: Johmandie Pienaar <johmandie@enviro-eap.co.za>; Admin <admin@enviro-eap.co.za>; [REDACTED]

Subject: PROJECT TITLE: PRE-APPLICATION DRAFT S24G APPLICATION REPORT FOR THE ALLEGED ILLEGAL DEVELOPMENT OF KNOR VARKIE CAMP SITE, CARAVAN PARK AND ASSOCIATED FACILITIES ON FARM KLIPHOEK 8/59, VELDDRIF, WESTERN CAPE

[REDACTED]

PROJECT TITLE: PRE-APPLICATION DRAFT S24G APPLICATION REPORT FOR THE ALLEGED ILLEGAL DEVELOPMENT OF KNOR VARKIE CAMP SITE, CARAVAN PARK AND ASSOCIATED FACILITIES ON FARM KLIPHOEK 8/59, VELDDRIF, WESTERN CAPE
DEA&DP COMPLIANCE NOTICE REF.NO. 14/1/1/E1/9/3/3/0604/19

We support agri-tourism development as proposed.

Yet, we request the following:

Colour of water tanks: Should green plastic water tanks be used, please screen it or use west coast summer colours including olive green.

All lighting should be down lighting. Pole lights or neon lights should not be allowed.

Colour scheme should be traditional: Cape Dutch or west coast summer colours: pale shades of all colours or white. No bright colours should be allowed.

Music: No music in open areas including entertainment tents. Music should only be allowed within the allowable levels and hours (as per by-laws for settlements) and **inhouse**.

Please circulate the allowable levels and mitigation measures to neighbouring properties for comment.

Kind regards

[REDACTED]

From: [REDACTED]

Sent: Saturday, 10 February 2024 10:43

To: Johmandie Pienaar <johmandie@enviro-eap.co.za>

Cc: [REDACTED]

Subject: RE: NOTIFICATION OF COMMENTING PERIOD COMMENCEMENT: PRE-APPLICATION DRAFT S24G APPLICATION REPORT FOR THE ALLEGED ILLEGAL DEVELOPMENT OF KNOR VARKIE, VELDDRIF, WESTERN CAPE

Goeie Dag Johmandi

Die onderstaande aansoek verwys.

Ons het 'n afskrif bekom van die voorstelle van hoe die kommentaar hanteer moet word.

Ons merk dat ten opsigte van die kommentaar wat ons ingedien het, die speel van musiek nie beperk tot binne geboue nie.

Ons vereis die beperking, omdat ons almal toerisme bevorder as addisionele inkomste.

Die volume van die musiek is so danig dat dit steurend is (jy kan dit woorde volg) en ons gaste oorweegend kies om oor te bly en die landelike stilte te ervaar. Die rivier dra die klank duidelik en ver sodat ons gaste net sowel in Knorvarkie se buitelug restaurant kan sit.

Beperking van musiek tot binne 'n gebou is n bilike versoek aangesien almal langs die oewer van die Bergrivier, die rivier se RAMSAR status wil benut om toerisme te bevorder.

Vriendelijke Groete



REFERENCE: 19/4/4/1/BB2-S24G Knor Varkie, Velddrif

ENQUIRIES: Palesa Mothiba

For Attention: Johmandie Pienaar

Enviro-EAP
P.O. Box 205
Agulhas
7287

Tel: 072 240 3092

Email: johmandie@enviro-eap.co.za

COMMENTS ON THE PRE-APPLICATION DRAFT S24G APPLICATION REPORT AND DRAFT ENVIRONMENTAL MANAGEMENT PROGRAMME REPORT (EMPr) FOR THE ALLEGED ILLEGAL DEVELOPMENT OF KNOR VARKIE CAMP SITE, CARAVAN PARK AND ASSOCIATED FACILITIES ON FARM KLIPHOEK 8/59, VELDRIF.

The above-mentioned documentation, as received on 29 September 2023 by the Department of Environmental Affairs and Development Planning (DEA&DP), Directorate: Air Quality Management (D:AQM), has reference.

The Directorate has reviewed the documentation and has the following comments in terms of the National Environmental Management: Air Quality Act No. 39 of 2004 (NEM: AQA):

1. DUST CONTROL MANAGEMENT

1.1 Dust generated from all the phases of the proposed activities must comply with the NEM: AQA, National Dust Control Regulations (Government Notice No. R. 827) of 1 November 2013.

1.1.1 These regulations prohibit a person from conducting any activity in such a way as to give rise to dust in such quantities and concentrations that the dust, or dust fallout, has a detrimental effect on the environment, including human health.

1.2 It is noted that a potential dust nuisance may be generated during the construction phase.

1.3 D: AQM recommends that:

1.3.1 measures to monitor and prevent fugitive dust emissions be investigated and incorporated into the EMPr.

2. NOISE CONTROL MANAGEMENT

2.1 Noise generated on site from all the proposed activities must comply with the Western Cape Noise Control Regulations Provincial Notice 200/2013.

2.2 The D: AQM notes that the use of machinery and construction vehicles traversing on site may potentially generate noise; these activities may become a noise nuisance and/or disturbance to the surrounding communities.

2.3 D:AQM recommends that:

- 2.3.1 measures to monitor and prevent noise nuisance/disturbance be investigated and incorporated into the EMPr.
- 2.3.2 construction activities be conducted during daytime hours.

3. ODOUR MANAGEMENT

3.1 Section 35 (2) of NEM: Air Quality Act No 39 /2004, states occupier of any premises must take all reasonable steps to prevent the emission of any offensive odour caused by any activity on premises applicable.

3.2 The D: AQM notes that offensive odour may be generated during the construction and operational phases of the proposed activity.

3.3 The D: AQM recommends that:

- 3.3.1 measures to manage any emission of offensive odour be investigated and incorporated into the EMPr.

4. GENERAL

4.1 Kindly be advised that the Air Quality Officer (AQO) in the Bergrivier Local Municipality (Ms Angila Joubert) must also be engaged regarding the proposed activity as it falls within their jurisdictional area, Ms. Joubert can be reached on 022 783 1112 or JoubertA@Beramun.org.za.

4.2 The Department would like to draw your attention to Section 28 of the National Environmental Management Act No. 107 of 1998 (NEMA), i.e. "Duty of Care" which states that:

"Every person who causes, has caused or may cause significant pollution or degradation of the environment must take reasonable measures to prevent such pollution or degradation from occurring, continuing or recurring, or, in so far as such harm to the environment is authorized by law or cannot reasonably be avoided or stopped, to minimize and rectify such pollution or degradation of the environment."

4.3 Please note that the above-mentioned recommendations do not pre-empt the outcome of the application.

4.4 No information provided, views expressed and/or comments made by the DEA&DP, D: AQM should in any way be seen as an indication or confirmation:

- 4.4.1 that additional information or documents will not be requested; or of the outcome of any application submitted to the authorities.

Kindly be informed that the D: AQM reserves the right to review the above-mentioned comments, should additional information come to light. Please contact Ms Palesa Mothiba on 021 483 2880 or Palesa.Mothiba@westerncape.gov.za , should you have any further queries in this regard.

Yours faithfully,

Etienne Roux  Digitally signed by Etienne Roux
Date: 2023.11.01 17:37:31 +02'00'

Etienne Roux

Head of Component: Air Quality Regulatory Services

Copied to:

CC Mr. D. Stoltz (DEA&DP: Air Quality Management)
Ms P. Mothiba (DEA&DP: Air Quality Management)

Email: Deon.Stoltz@westerncape.gov.za
Email: Palesa.Mothiba@westerncape.gov.za

From: Ismat Adams <iadams@capenature.co.za>

Sent: Friday, 03 November 2023 16:33

To: Johmandie Pienaar <johmandie@enviro-eap.co.za>

Cc: Marius Wheeler <mwheeler@capenature.co.za>; Yashke Walters <ywalters@capenature.co.za>; Donnie Malherbe <gmalherbe@capenature.co.za>

Subject: RE: NOTIFICATION OF COMMENTING PERIOD COMMENCEMENT: PRE-APPLICATION DRAFT S24G APPLICATION REPORT FOR THE ALLEGED ILLEGAL DEVELOPMENT OF KNOR VARKIE, VELDDRIF, WESTERN CAPE

Good day

Herewith CapeNature's comment on this application.

Our Ref: SSDI4/2/6/1/8/1/_8/59_Kliphoek_Velddrif_S24G

1. It is noted that this is a pre-application report, and that a botanical impact statement, faunal impact statement, freshwater assessment and terrestrial biodiversity assessment is yet to be conducted.
2. An estuarine assessment must be conducted considering that the development has impacted estuarine functional zone. The impact assessment must include consideration of operational impacts of the facility on the estuary, such as but not limited to the use of the estuarine functional zone by tourists, the impact of the infrastructure and operation of the jetty. The estuarine impact assessment must be conducted by a SACNASP registered specialist that has experience in conducting estuarine impact assessments. The estuarine assessment would then essentially replace the freshwater assessment.
3. It needs to be confirmed whether the slipway/jetty is placed on private property or public state land.
4. We await the aforementioned and recommended assessments to make further comment.

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
t: 087 087 3188





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/G10M/A/8

Attention: Johmandie Pienaar

Enviro-EAP (Pty) Ltd
School str 2
AGULHAS
7287

Dear Sir/Madam

DRAFT S24G APPLICATION REPORT FOR THE ALLEGED ILLEGAL DEVELOPMENT OF KNOR VARKIE CAMP SITE, CARAVAN PARK AND ASSOCIATED FACILITIES ON FARM KLIPHOEK 8/59, VELDDRIF, WESTERN CAPE

Reference is made to the above-mentioned document dated 29 September 2023 with DEA&DP Reference Number: 14/1/1/E1/9/3/3/0604/19, prepared by Enviro EAP (Pty) Ltd.

This Department has perused the submitted documents and has the following comments:

1. According to the report "the entire Knor Varkie camp site and associated facilities were constructed within 100m radius of the Berg River estuary area with a total development footprint of ±0.9ha. The specific site falls within the area along the Berg River, mapped as estuary functional zone".

The development is not located within the regulated area of a watercourse as defined in the Government Gazette Notice 509 dated 26 August 2016. Further analysis in terms of Section 22, permissible water use of the National Water Act, 1998 (Act No. 36 of 1998) (NWA) is not applicable.

2. Please note that no abstraction, pumping or storage of both surface and groundwater may occur without authorisation from the Department, unless it is Schedule 1 or Existing Lawful use as described in the NWA.
3. All the requirements of the NWA regarding water use and pollution prevention must be adhered to at all times.
4. 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.
5. The comments issued shall not be construed as exempting the applicant from compliance with the provisions of any other applicable Act, Ordinance, Regulation or By-law.



NATIONAL DEVELOPMENT PLAN
Our Future - make it work



water & sanitation

Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

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: 02 November 2023



NATIONAL DEVELOPMENT PLAN
Our Future - make it work

7 November 2023

Johmandie Pienaar
 Enviro-EAP
 PO Box 205
 AGULHAS
 7287

E-mail: Johmandie@enviro-eap.co.za

PROPOSED DEVELOPMENT OF KNOR VARKIE CAMP SITE & RESORT

Application received by email dated 30 October 2023 and Enviro-EAP Consultants correspondence refers.

The proposal will be situated between **Salkor and Loop 1**. The following Transnet owned property is **affected/encroached** upon by the development and roads:

ASSET NO	PROPERTY DESCRIPTION	CURRENT PURPOSE	OD	OWNERSHIP TYPE
SBS0041S	PTN OF PTN 2 OF FARM KLIPHOEK No 59 Adm Dist MALMESBURY	ADDITIONAL LAND	TFR	EXPRO

Note that Transnet owns the land held by expropriation (EXPRO). The land survey and registration process have not yet been completed and vests with Transnet SOC Ltd. The property is currently utilized for the **Saldanha-Sishen Railway line**.

Please note the following:

The Knor Varkie Cape Site & Resort is encroaching on the land listed. If TFR has no Objection to the location of the site, a **Lease Agreement** must be entered into between the parties.

This letter **must be forwarded to Transnet Property: Property Management for a possible Lease Agreement Consideration**. (For Lease option please send email to Burton.Siljeur@transnet.net)

No new level crossings/roads and cables/services may cross Transnet owned land without prior consent from Transnet Freight Rail Infrastructure Maintenance.

Existing boundary fences to be replaced if disturbed during the construction.

The applicant must comply with local building regulations and obtain all approvals prior to construction.

Kind regards



Lourens van Wyk
 Depot Engineer
 Saldanha

Reference: SBS.41

Transnet SOC Ltd	1 Adderley Street	P.O. Box 5527
Registration Number	Foreshore	CAPE TOWN
1990/000900/30	CAPE TOWN	8000
	8001	021 449 4746

Directors: A Sangqu (Chairperson) C Benjamin R Buthelez M Debel B Jiya L Letsoalo FS Mufamadi D Patcl B Sedupane MP Zimbane
 M Phillips* (Acting Group Chief Executive) H Makhathini* (Acting Group Chief Financial Officer)
 *Executive

www.transnet.net

Group Company Secretary: Ms S Bopape

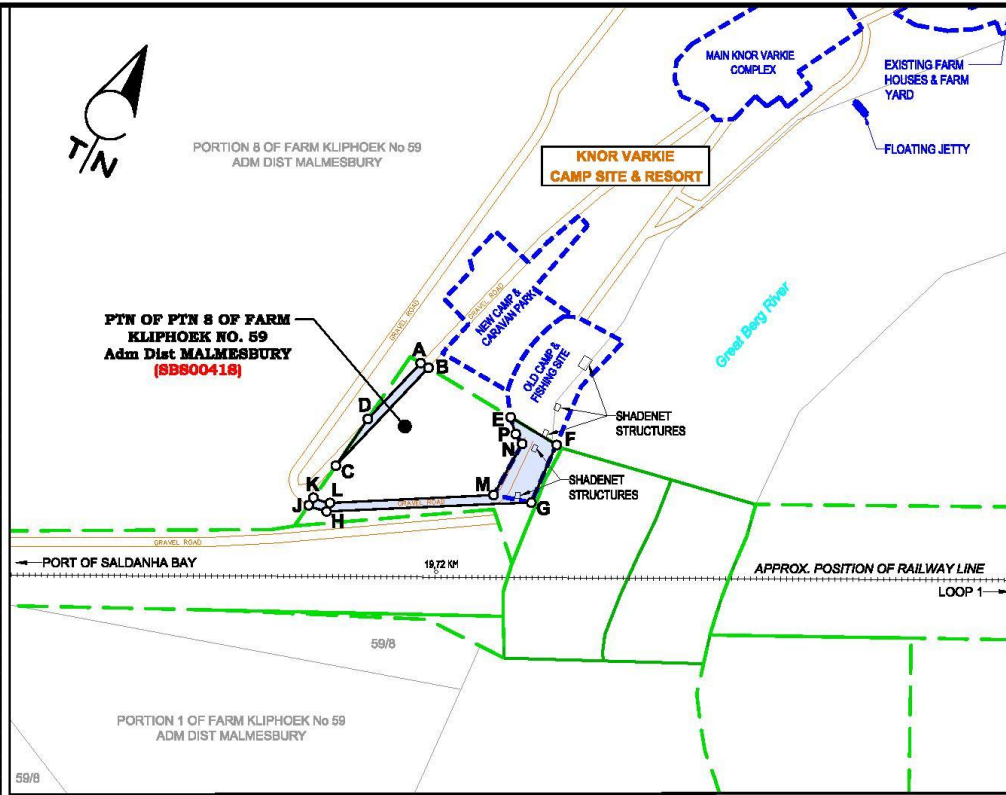
"This letterhead contains personal information as defined in the Protection of Personal Information Act, No. 4 of 2013 (the "Act"). The signatory consents to the processing of his/ her personal information and is obliged to handle other data subject's information in accordance with the requirements of the Act".

TRANSNET HAS A 'ZERO GIFTS' POLICY. NO EMPLOYEE IS ALLOWED TO ACCEPT GIFTS, FAVOURS OR BENEFITS

COORDINATE LIST
 Please note:
 The coordinates of figures A,B,C,D & E,F,G,H,I,K,L,M,N,P as listed below were scaled from existing P.M.P. plans.
 P.M.P. last updated: 2022-11-29

System: WGS84/19°

PT	Y:	X:
A	+ 75 687,0	+ 3 632 788,8
B	+ 75 681,9	+ 3 632 789,1
C	+ 75 702,1	+ 3 632 862,2
D	+ 75 698,5	+ 3 632 830,5
E	+ 75 628,1	+ 3 632 791,9
F	+ 75 598,2	+ 3 632 793,5
G	+ 75 595,3	+ 3 632 828,8
H	+ 75 694,6	+ 3 632 887,3
J	+ 75 705,1	+ 3 632 888,9
K	+ 75 704,6	+ 3 632 883,9
L	+ 75 695,2	+ 3 632 882,2
M	+ 75 616,0	+ 3 632 835,1
N	+ 75 615,4	+ 3 632 802,1
P	+ 75 621,1	+ 3 632 798,9



Plan prepared for:
TRANSNET PROPERTY LEASING DEPARTMENT
 Contact person: Syabonga Yaso
 Tel: (021) 940 3828

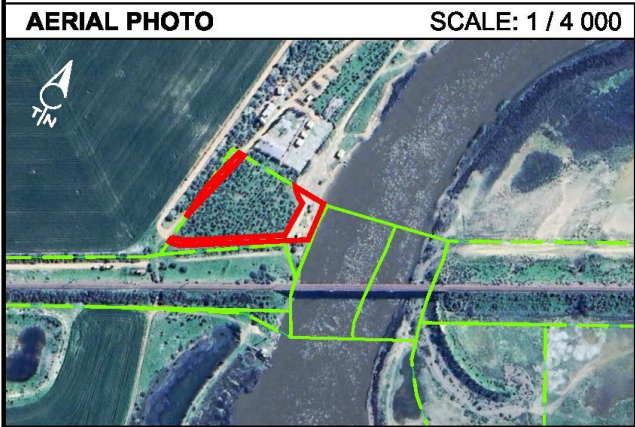
LEGEND:
 LEASE AREA
 KNOR VARKIE DEVELOPMENT SITES
 TRANSNET CADASTRAL BOUNDARIES
 TRANSNET EXPROPRIATION

LEASE AREA :

Asset Description	Asset No.	Approx. Area
LIST OF IMPROVEMENTS:		
Shodenet (Private Asset)	-	9 m ²
Shodenet (Private Asset)	-	9 m ²
LAND (INCL. IMPROVEMENTS):		
Ptn of Ptn 8 of Farm Kliphoeck no 59	SBS00415	1 660 m ²
TOTAL AREA :		± 1 660 m²

LESSEE	DATE
1. WITNESS	2. WITNESS

LESSOR	DATE
1. WITNESS	2. WITNESS



TRANSNET

Plan prepared by:
 GEO-SPATIAL: WESTERN REGION, TRANSNET PROPERTY
 Room 506 PO Box 9227 Cape Town 8000
 No. 1 Kelders Street Cape Town 8000
 Tel: (021) 448-4484
 Fax: (021) 448-4327
 gspateng.Hoed@transnet.net

VELDDRIF LEASE AGREEMENT PLAN
 LEASE OF PTN OF LAND TO **MICHEL JOSIAS VISSER**
 PTN OF PTN 8 OF FARM KLIPHOEK NO 59
 ADMIN DIST MALMESBURY

Compiled:	Checked:	Chart File Ref: _____
NS	D.K.	GS File Ref: C.6891
Date: 2024-04-16		Original Ref: LSI 0006m

SCALE: 1 / 2 500

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Rev. : _____

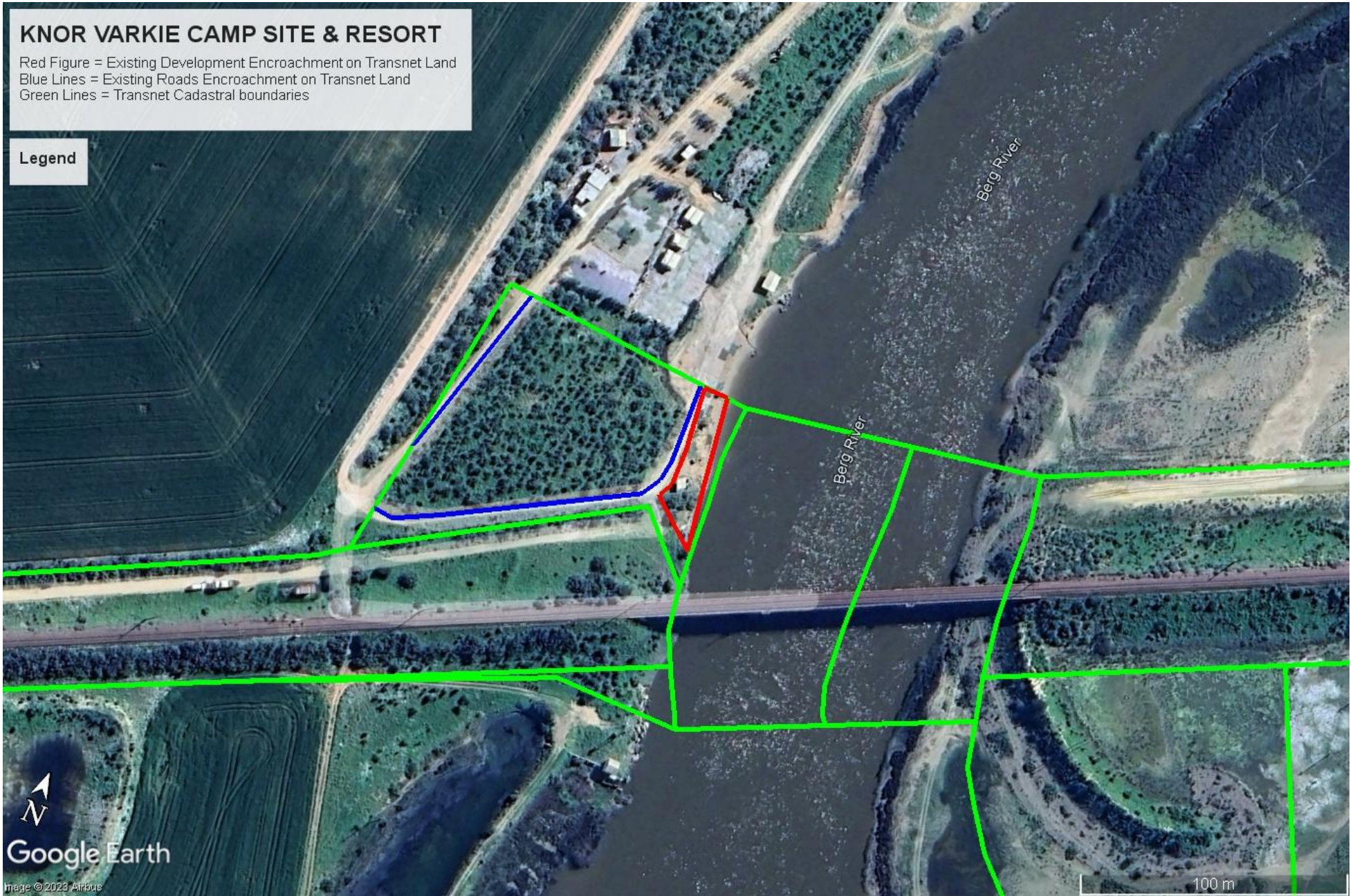
PLAN No. C 06891

PLAN SIZE: A3 VLE0001m

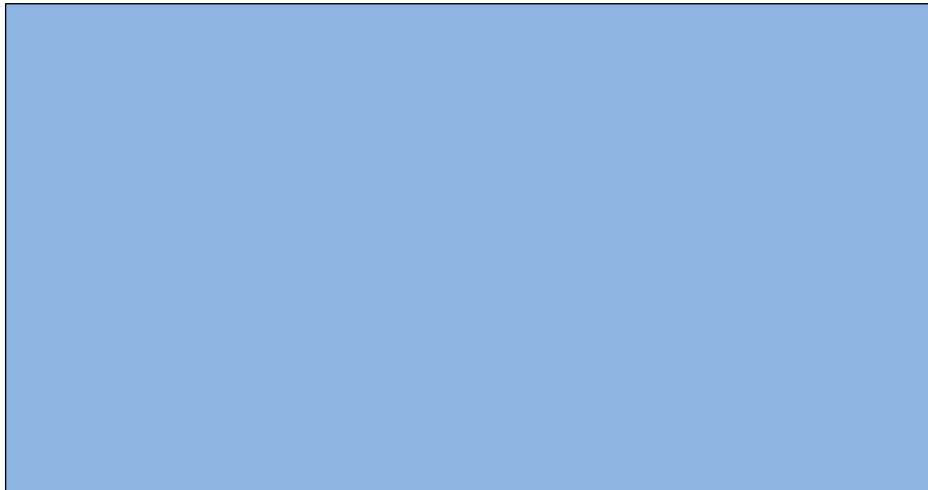
KNOR VARKIE CAMP SITE & RESORT

Red Figure = Existing Development Encroachment on Transnet Land
Blue Lines = Existing Roads Encroachment on Transnet Land
Green Lines = Transnet Cadastral boundaries

Legend



Registered I&AP 2:



3 November 2023

TO WHOM IT CONCERN

OBJECTION AGAINST PROPOSED S24G APPLICATION – KNORVARKIE CAMP

I, [REDACTED], object against the proposed S24G application of Knorvarkie camp and caravan park by Gielie Visser and Charlotte Visser as follows

- Ineffective I&AP consultation, as I as an occupant of the adjacent land was not notified of the above is to be undertaken – I think this require a second public / 30 days consultation period
- The Berg River estuary is a Ramsar site, and consistently ranks within the top 3 estuaries for conservation importance in South Africa – another proposed development in this area is likely to let more boats, etc come in and disturb an already sensitive area – Knorvarkie has already build 2 jetties – see photo of jetty not mentioned on application – 1. Appendix “1”
- See your attached 5. Appendix E-Biodiversity NFEPA wetlands where the proposed development all fall within, or are immediately adjacent the 1:100-year flood lines, and the estuarine functional zone (many of the existing structures are even within the 32m wetland / river riparian zone) – see attach photos taken before 2019 and during 2023 where Visser only does as he pleases- (2. Appendix “2, 3”)
- As stated in your report “It was not observed that the Knorvarkie operations has had any significant negative impacts on the Berg River tributary and associated estuary area flow regimes or its hydrological functioning” – see attach photos of sewage and drains within 1m from the river edge (3. Appendix “4, 5”)
- As stated in your report that the Brown wooden building is part of the original farmhouse and yard is a blatant lie as the Brown wooden structure was erected during 2020 on top of the drain that serviced a smaller wooden structure – see attached photo (these structures are illegal according Bergriver Municipality) – see attach letter to owners of the land in 2017 - 4. Appendix

“6 taken during 2019, 7 taken 30 August 2023”

- Did Visser from this proposed development obtained an Environmental Impact Assessment (EIA), as this development triggered by activities like this development within the flood line, or 32m riparian zone, or within an estuary; moving more than 5m³ of earth within an estuary / littoral zone / within 100m of high water mark, or having a development footprint of >10m³ in these zones etc. – see your 8. AppendixJ_Combpliance history – see photo attach of illegal moving of earth and dumping of illegal invasive alien shells – 5. Appendix “8”
- This site is also very important as a natural purifier of water from higher ground – see attach photos of where this was directed into a pipe leading to the river and covered by illegal shells – 6. Appendix “9, 10 11”
- Regardless of whether this area (e.g; the terrestrial vegetation) has been previously transformed, most, if not all, is identified as Critical Biodiversity Area (CMA) (particularly the estuarine functional zone) or Ecological Support Area (ESA) (more the terrestrial vegetation). Development should never have been allowed within / immediately adjacent the EFZ
- Going forward, those ‘temporary’ camping sites should be removed completely (as stated in your report and from Cape Nature (CN), as should those ‘braai’ areas, which are practically on the high-water line – see attach photo of submerged constructions as photos of the same area taken during 2017 – 7. Appendix “12, 13, 14, 15”
- Poor past behavior, disturbance on site (e.g noise) see attach written notice from our guests to Bergriver Municipality – 8. Appendix_Combplaints Form
- Nearly every weekend or on public holidays SAPS Vredenburg and Laaiplek and Municipal Lawinforcer are called in to quiet down participants
- No hygiene on property – see attach photos of household waste, etc. illegal dumping of cigarette buds, bins full of glass, washbasin where restaurant wash crockery, etc. – 9. Appendix “16, 17, 18, 19”
- Visser also blatant lie on application as this area was not a camping or fishing destination before 1980 as I, JJ Kotze was resident on the land since 1993 and opened the area up to locals to fish from the sand and pay a nominal fee from 2000 to 2015 to have control over guests and to clean up after them – see attach photos of area - 10. Appendix “20, 21, 22”
- The area in proposed development only started to form during the early 1970 when Transnet build the bridge over the Bergriver (this is Transnet Private Property and no entrance are allowed due to vandalism)
- At the moment Knovarkie uses the original farm road to the main house and farm yard of Swartjesbaai farm and it became unsafe even to walk or for cyclist – see attach photos of unsafe farm road due to drunken drivers – 11 Appendix “23, 24, 25”
- From the loud music over weekends there is also birds that used to roost in the trees adjacent this illegal development that moved away
- I am also busy with a case of fraud against Me C Visser where she blatantly forged my signature

THERE IS A NEED TO MAINTAIN THE QUALITY OF PLACE – ALL OF THOSE FEATURES OF THE BERG ESTUARY AND THE QUALITY OF LIFE HERE TO MAKE THIS LOCATION DESIRABLE AND UNIQUE

Signed at VELDDRIF on2023



1. Appendix 1



1) Jetty at the White house

2. Appendix 2, 3



2) Taken before 2019



3) During 2023 flood

3. Appendix 4, 5



4) Drain 1m away from river



5) Sewage pipe to river

4. Appendix 6, 7 and letter for Bergriver Municipality



6) Taken during 2019



7) Taken 30 August 2023 "Red original wooden house – green enlarged"

Munisipaliteit BERGRIVIER Municipality

Rig alle korrespondensie aan:
Die Munisipale Bestuurder
Address all correspondence to:
The Municipal Manager



✉ 60
PIKETBERG
7320

☎ (022) 913 6000
☎ (022) 913 1406
E-pos / E-mail:
bergmun@telkomsa.net

Verwysing/Reference 15/4/2/1

Navrae/Enquiries E Baumeester

REGISTERED MAIL

20 September 2017

Swartjiesbaai trust
P.O. Box 172
LANGEBAAN
7357

UNAUTHORISED STRUCTURES: PORTION 2 OF FARM NO. 59, SWARTJIESBAAI, VELDDRIF

It has come to the attention of Bergrivier Municipality that a dwelling house, a parking garage, a covered patio and a timber building was erected on the abovementioned property without the necessary approval by the local authority.

This is an offence in terms of Section 4(1) of the National Building Regulations and Building Standards Act, which states the following:

No person shall without the prior approval in writing of the local authority in question, erect any building in respect of which plans and specifications are to be drawn and submitted in terms of this Act.

Section 4(4) of the National Building Regulations and Building Standards Act further states the following:

Any person erecting any building in contravention of the provisions of subsection (1) shall be guilty of an offence and liable on conviction to a fine not exceeding R100 for each day on which he was engaged in so erecting such building.

The Municipality hereby request that you as the owner must submit a formal building plan application of the structures and buildings which you have erected on the property. It must be noted that this notice does not imply in any way that the Local Authority undertakes to approve the buildings and structures.

Failing to adhere to this notice within 30 days upon receipt thereof will result in further action. Your co-operation in this regard will be appreciated.

Kind regards,

A handwritten signature in black ink, appearing to read 'H. KROHN', is written over a circular stamp or seal.

H. KROHN
DIRECTOR: TECHNICAL SERVICES

5. Appendix 8



8) Illegal moving of earth

6. Appendix 9, 10, 11



9) Pipe

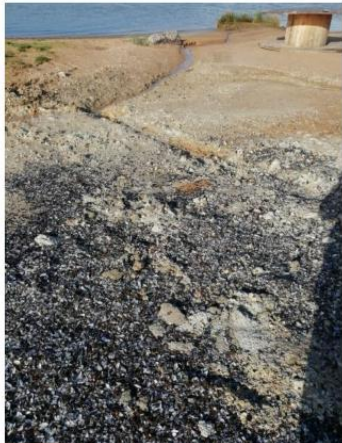
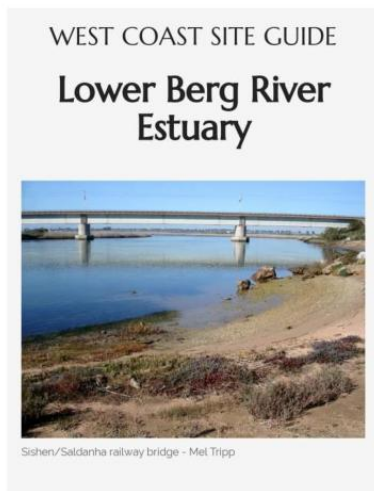


Photo 10)



Photo 11)

7. Appendix 12, 13, 14 en 15



15) Winter 2018

12) During 2017




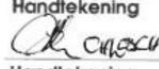
13) July 2023 the flood



14) Early 2023

8. Appendix

Complaints form to Municipality

Munisipaliteit	<u>BERGRIVIER</u>	Municipality	
Rig alle korrespondensie aan: Die Munisipale Bestuurder Address all correspondence to: The Municipal Manager		☒ 60 PIKETBERG 7320 ☎ (022) 91 - 3600 ☎ (022) 91 - 31406 E-pos / E-mail: bergmun@telkomsa.net	
KLAGTEVORM / COMPLAINTS FORM KOMPLIMENTEVORM / COMPLIMENTS FORM			
Naam & Van/Name & Surname: Adres / Address: Datum/Date : Tel. of Selno. / Tel or Cellnr.: E.Pos adres/E-Mail address:	Carl. lesch Tennisonstraat 63 Krooifontein 13.12.2020 0832343118		
KLAGTE(S) / COMPLAINT(S)			
Dit is jammer dat die geraas van snakke bartie so inpak het op die kampeerteele Ons soek die rustigheid terug op die kamp.			
Vir Kantoorgebruik			
Aangemeld by: IMIS:	Naam & Van SA Verwysingsno.	Handtekening  Handtekening	Datum Tyd 13.12.2020 Datum

Munisipaliteit

BERGRIVIER

Municipality

Rig alle korrespondensie aan:
Die Munisipale Bestuurder
Address all correspondence to:
The Municipal Manager



☒ 60
PIKETBERG
7320

☎ (022) 91 - 36000
☎ (022) 91 - 31406
E-pos / E-mail:
bergmun@telkomsa.net

KLAGTEVORM / COMPLAINTS FORM
KOMPLIMENTEVORM / COMPLIMENTS FORM

Naam & Van/Name & Surname: Riaan Stander
Adres / Address: Durbanville
Datum/Date : 13.12.20
Tel. of Selno. / Tel or Cellnr.: _____
E.Pos adres/E-Mail address.: _____

KLAGTE(S) / COMPLAINT(S)

My eerste oor altyd van die
rustig op die kamp. Ek is onseker
oor die musiek en geraas van
snorkie vorkies

Vir Kantoorgebruik

<u>Aangemeld by:</u>	<u>Naam & Van</u>	<u>Handtekening</u>	<u>Datum</u>	<u>Tyd</u>
<u>IMIS:</u>	<u>LA</u>	<u>[Handwritten Signature]</u>	<u>13.12.2020</u>	
	<u>Verwysingsno.</u>	<u>Handtekening</u>	<u>Datum</u>	

9. Appendix 16, 17, 18, 19



16) Restaurant wash basin



17) House hold waste / restaurant



18) Illegal dumping



19) Illegal dumping of Cigarette buds

10. Appendix 20, 21, 22



20) Control over area



21) Control over area



22) Control fishing competition 2017 undisturbed vegetation in back ground

11. Appendix 23, 24, 25



23) Car parts in farm road



24) Drunken drivers



25) Car parts

Sent: Friday, 19 July 2024 19:24

To: aqueel.yasin@westerncape.gov.za

Cc: Johmandie Pienaar <johmandie@enviro-eap.co.za>; 'Angila Joubert' <JoubertA@Bergmun.org.za>; BaumeesterE@bergmun.org.za

Subject: Onwettige bedrywighede

Goeie more

Aangeheg sien asb

- die vergroting van die Dek van Knorvark by kroeggedeelte
- houthuis se dreinpyp wat in rivier uitloop
- sinkhokke vir ekstra badkamer by wit huis wat onveranderde drein gebruik wat ook uitsyfer in rivier
- permanente strukture wat in vloedlyn staan

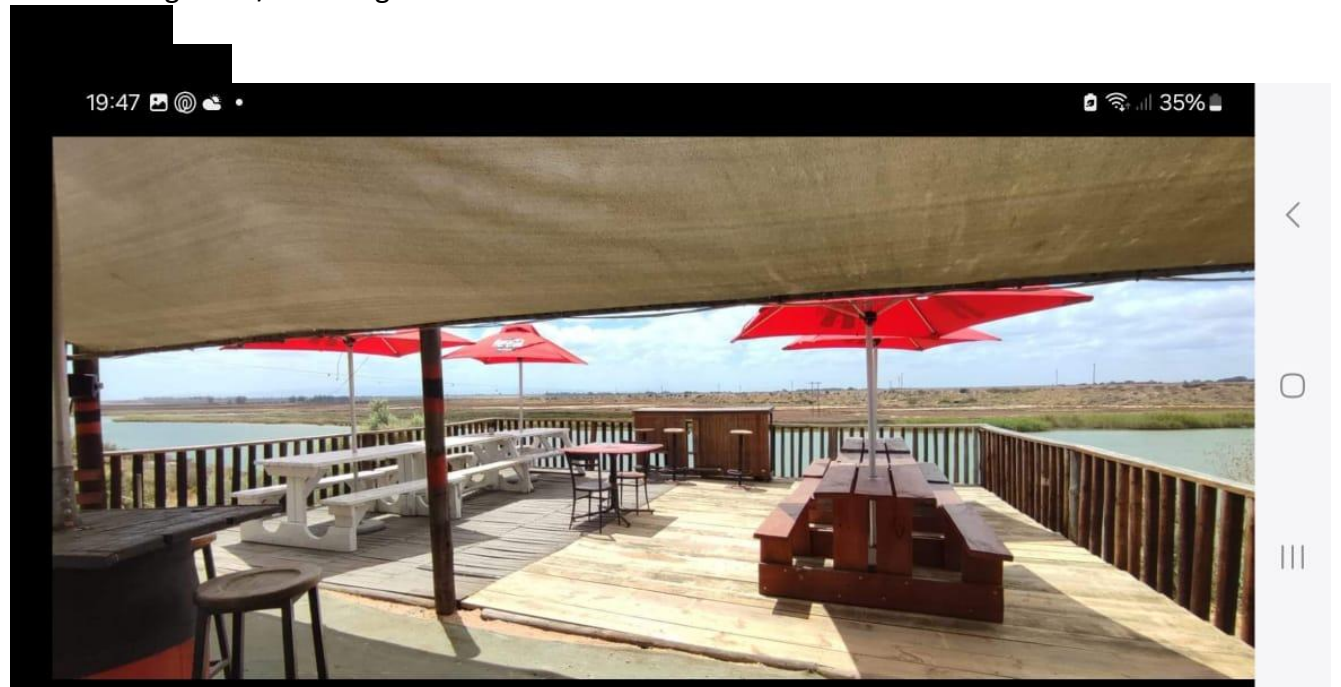
Hoop iemand kan keer dat hierdie mense verder ons rivier en omgewing verder besoedel en verniel sonder om nodige oewerhede te ken in enige saak

Let ook asb daarop dat ons nog steeds besig is met die Bedrog teen Visser nadat hul Jan Jurgen Kotze se handtekening vervals het om nodige dranklisensie te verkry. (dit word net by SAPS Laaipek verdrag)

Vriendelike groete

[Redacted signature]

Vriendelike groete / Kind Regards



Velddrif West Coast is at Knor Varkie Velddrif West Coast.

26 Apr · 🌐

🚜 The biggest adventures begin at the end of the tareroad, so pac... See more



Knor Varkie...

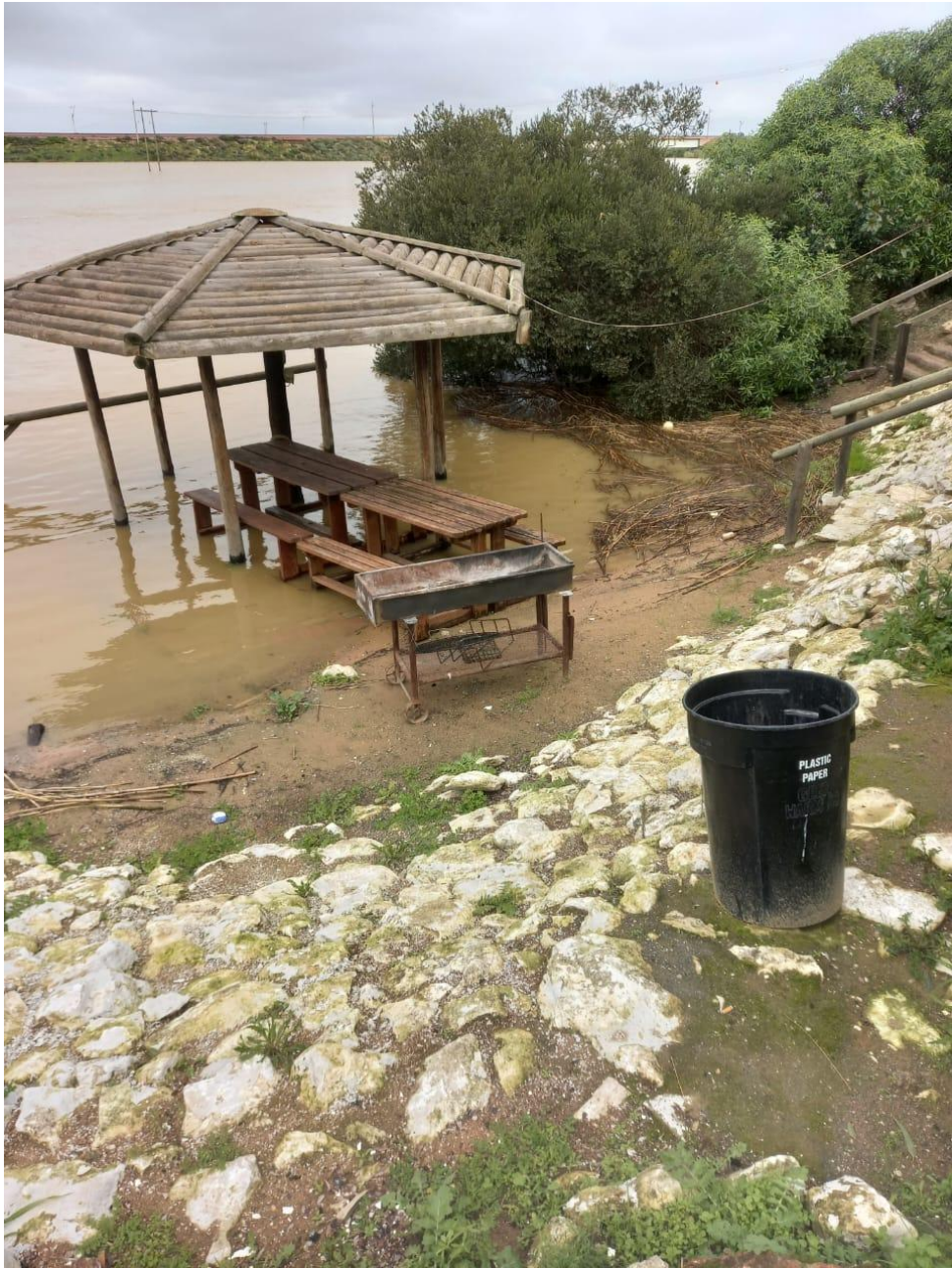
Tapas Bar & Restaurant

🗨️ WhatsApp

👍 1 1 comment 1 share

👍 🗨️ 🗨️ ➦
Like Comment Send Share



















Proof of Notification sent for Draft S24G Report 30 day Commenting Period which was held from 11 September 2024 to 11 October 2024

From: Johmandie Pienaar

Sent: Tuesday, 10 September 2024 16:16

To: DEADPEIAAdmin@westerncape.gov.za; Zaidah Toefy <Zaidah.Toefy@westerncape.gov.za>; Aqueel Yasin <Aqueel.Yasin@westerncape.gov.za>; BaumeesterE@bergmun.org.za; Hannes Vermeulen <vermeulenh@bergmun.org.za>; Charles J Malherbe <cjmalherbe@wcdm.co.za>; Buhle Sawuli <Buhle.Sawuli@westerncape.gov.za>; 'Ismat Adams' <iadams@capenature.co.za>; natasha.davis-wolmarans@westerncape.gov.za; eddie.hanekom@westerncape.gov.za; Ettiene.roux@westerncape.gov.za; Brandon Layman <Brandon.Layman@westerncape.gov.za>; Cor Van der Walt <cor.vanderwalt@westerncape.gov.za>; Stephanie Barnardt <Stephanie.Barnardt@westerncape.gov.za>; 'Ceoheritage' <ceoheritage@westerncape.gov.za>; HWC HWC <HWC.HWC@westerncape.gov.za>; Lutendo Netshilema <LutendoN@Dalrrd.gov.za>; info@DALRRD.gov.za; 'Doretha Kotze' <dkotze@wcdm.co.za>; westcoastdm@wcdm.co.za; cgbein@wcdm.co.za; cjminnaar@wcdm.co.za; mun@wcdm.co.za; Magodla Ziyanda <MagodlaZ@dws.gov.za>; Palesa Mothiba <Palesa.Mothiba@westerncape.gov.za>; Deon Stoltz <Deon.Stoltz@westerncape.gov.za>; info@cwabr.co.za; wrstatutory@nra.co.za; abrahamsn@nra.co.za; Marina Lourens Transnet Freight Rail <Marina.Lourens@transnet.net>; marlene.laros@westerncape.gov.za; masnoona.jongie@westerncape.gov.za; Zaahir Z. Toefy <Zaahir.toefy@westerncape.gov.za>; Angila Joubert <JoubertA@Bergmun.org.za>

Cc: Admin <admin@enviro-eap.co.za>; Charlotte Visser <charlotte@afrifoodsolutions.co.za>; charlotte@knorvarkie.co.za; 'jasper jasper_hoon@telkomsa.net' <jasperhoon60@gmail.com>; jasperhoon@mylan.co.za; gielie@weskusmail.co.za

Bcc: [REDACTED]

Subject: NOTIFICATION OF COMMENTING PERIOD COMMENCEMENT: DRAFT S24G APPLICATION REPORT FOR THE ALLEGED ILLEGAL DEVELOPMENT OF KNOR VARKIE, VELDDRIF, WESTERN CAPE

NOTIFICATION OF SUBMISSION AND AVAILABILITY OF THE DRAFT S24G REPORT FOR 30 DAYS COMMENTING

PROJECT TITLE: DRAFT S24G APPLICATION REPORT FOR THE ALLEGED ILLEGAL DEVELOPMENT OF KNOR VARKIE CAMP SITE, CARAVAN PARK AND ASSOCIATED FACILITIES ON FARM KLIPHOEK 8/59, VELDDRIF, WESTERN CAPE

DEA&DP COMPLIANCE NOTICE REF.NO. 14/1/1/E1/9/3/3/0604/19

Dear Stakeholder

You have received this email as a registered interested and affected party, organ of state, and/ or key department for the ***DRAFT S24G APPLICATION REPORT FOR THE ALLEGED ILLEGAL DEVELOPMENT OF KNOR VARKIE CAMP SITE, CARAVAN PARK AND ASSOCIATED FACILITIES ON FARM KLIPHOEK 8/59, VELDDRIF, WESTERN CAPE***

This email serves as a written notification of the availability of the ***Draft S24G Report*** for **30-day commenting period (excluding public holidays)**.

(1) AVAILABILITY OF THE DRAFT S24G REPORT:

The Draft S24G Report and appendices are accessible via: -

- (i) electronic download on our website at <https://enviro-eap.co.za/public-participation/> (***available for download for the entire commenting period***). Please scroll down the public participation web page until you find the relevant project title and reference number as per the project details provided above.
- (ii) hardcopies and/or cd copies will only be sent via SAPO – registered mail service ***on request*** or where a postal address is the only means of contact provided.

(2) COMMENTING PERIOD OF THE DRAFT S24G REPORT AND DEADLINE FOR COMMENTS SUBMISSION

The commenting period of the Draft S24G Report is **30 days (excluding public holidays)**, starting from the ***11 September 2024*** and ending on ***11 October 2024***. Your comments on the Draft S24G Report must be provided within the regulatory 30-day commenting period or by no later than **11 October 2024**.

(3) SUBMISSION OF COMMENTS

Please direct your comments in writing for the attention of the responsible EAP as per the contact information provided below:

Responsible EAP: Johmandie Pienaar

Email: johmandie@enviro-eap.co.za or admin@enviro-eap.co.za

Direct #: 072 240 3092 (contact methods: Calls, sms or whatsapp)

Fax: 086 435 4691

CONSULTATION WITH ORGANS OF STATE / KEY DEPARTMENTS [NEMA S240]

To facilitate adequate consultation with State Departments that administers laws relating to a matter affecting the environment in accordance with the requirements of Section 240 of NEMA, please be advised that all registered interested and affected parties, organs of state, key departments, and/or stakeholders were [in receipt of this email] notified electronically of the availability of the Draft S24G Report on this day **10 September 2024**. As such all RI&APs and Stakeholders are considered to be "in possession" of the Draft S24G Report and appendices from the date of electronic notification. Please refer to the list of RI&APs and Stakeholders consulted, and their respective contact information included in ***Appendix G of the Draft S24G Report***.

SECTIONS 11 AND 18 OF POPI ACT, 2013 (Act No.14 of 2013):

The personal information and comments provided will be included in reports to be submitted to the Competent Authority to enable informed decision-making. Also, if you choose to register as an I&AP your personal information will be made available to an appellant in the case of an appeal, and an applicant/EAP/independent person for purposes of being informed and given access to an audit report. This information may be made available in terms of section 11(1)(c) and 11(1)(d) of the POPIA, without requiring consent.

Kind regards/Vriendelike groete

Johmandie Pienaar

Environmental Assessment Practitioner

EAPASA Registration Nr. 2020/2326



Email: johmandie@enviro-eap.co.za

Cell: 072 240 3092

Fax: 086 435 4691

Web: www.enviro-eap.co.za

Postal Address: Enviro-EAP

PO Box 205

Agulhas

7287

Proof



Enviro-EAP
Environmental Consultants



Postal Address Department of Agriculture Attention: Mr Cor van der Walt Private Bag X1 Elsenburg 7606 Tel: 021 808 5099	POSTNET BREDASDORP REG: 1992/006926/23 VAT: 4850195894 SHOP 6A, THE PAVILION CENTRE, 22 SEALY STREET, BREDASDORP, 7280 028 425 1215
--	---

DATE: 18 September 2024

Department of Agriculture
Private Bag X1
Elsenburg
7606
Att: Cor van der Walt

NOTIFICATION OF AVAILABILITY OF THE DRAFT S24G REPORT
PROJECT TITLE: DRAFT S24G APPLICATION REPORT FOR THE ALLEGED ILLEGAL
DEVELOPMENT OF KNOR VARKIE CAMP SITE, CARAVAN PARK AND ASSOCIATED FACILITIES
ON FARM KLIPHOEK 8/59, VELDDRIF, WESTERN CAPE
DEA&DP COMPLIANCE NOTICE REF.NO. 14/1/1/E1/9/3/3/0604/19

Good day,

Enclosed please find a CD copy of the Draft S24G Report for the above-mentioned project.

The documents are also available for download from our website using the following link –
<http://enviro-eap.co.za/public-participation/>

In terms of Section 240 of NEMA you are hereby notified of the 30 day comment period (starting from the date of this letter and excluding public holidays) within which you must please provide your comments on the abovementioned report.

Johmandie Pienaar
Environmental Assessment Practitioner
EAPASA Registration Nr. 2020/2326



Enviro-EAP
Environmental Consultants



Email: johmandie@enviro-eap.co.za
Cell: 072 240 3092
Fax: 086 435 4691
Web: www.enviro-eap.co.za
Postal Address: Enviro-EAP
PO Box 205
Agulhas
7287



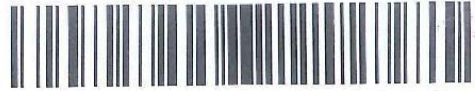
P.O.D COPY

QCDJT00002641

Dispatched on:2024-09-18

1 of 1

From: PostNet Bredasdorp
Contact: PostNet Bredasdorp Staff
Phone: 0284251215



To: Department of Agriculture
Muldersvllei Road
Eisenburg
Stellenbosch
7600
South Africa

Dimensions: 5 cm x 20 cm x 30 cm
Mass: 1 kg
Service: Express
Reference(s):
N Hanekom - 082 714 3276

Special Instructions:

EXP
Hub:CPT
Town:SHC

Contact: Mr.Cor van der Walt

Phone: 0218085111

Received by Consignee

Name: _____

Date: _____

Time: _____

Goods received in full without damage (unless endorsed).

Consignee Signature:

Shipment ID:



QCDJS00002517

Sender Signature:

Endorsements:

Proof



Enviro-EAP
Environmental Consultants



Postal Address	Proof
Department of Agriculture, Land Reform and Rural Development Attention: Lutendo Netshilema Quarantine Station Polkadraai Road Stellenbosch 7599 Tel: 071 777 5592	POSTNET BREDASDORP REG: 1992/006926/23 VAT: 4850195894 SHOP 6A, THE PAVILION CENTRE, 22 SEALY STREET, BREDASDORP, 7280 028 425 1215

Date: 18 September 2024

Department of Agriculture, Land Reform and Rural Development
Quarantine Station
Polkadraai Road
Stellenbosch
7599

Tel: 071 777 5592
Att: Lutendo Netshilema

NOTIFICATION OF AVAILABILITY OF THE DRAFT S24G REPORT
PROJECT TITLE: DRAFT S24G APPLICATION REPORT FOR THE ALLEGED ILLEGAL DEVELOPMENT OF KNOR VARKIE CAMP SITE, CARAVAN PARK AND ASSOCIATED FACILITIES ON FARM KLIPHOEK 8/59, VELDDRIF, WESTERN CAPE
DEA&DP COMPLIANCE NOTICE REF.NO. 14/1/1/E1/9/3/3/0604/19

Good day,

Enclosed please find a CD copy of the Draft S24G Report for the above-mentioned project.

The documents are also available for download from our website using the following link –
<http://enviro-eap.co.za/public-participation/>

In terms of Section 24O of NEMA you are hereby notified of the 30 day comment period (starting from the date of this letter and excluding public holidays) within which you must please provide your comments on the abovementioned report.

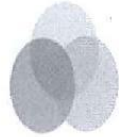
Johmandie Pienaar
Environmental Assessment Practitioner
EAPASA Registration Nr. 2020/2326



Enviro-EAP
Environmental Consultants



Email: johmandie@enviro-eap.co.za
Cell: 072 240 3092
Fax: 086 435 4691
Web: www.enviro-eap.co.za



Enviro-EAP
Environmental Consultants



Postal Address: Enviro-EAP
PO Box 205
Agulhas
7287

DSV

P.O.D COPY

QCDJT00002640

Dispatched on: 2024-09-18

1 of 1

From: PostNet Bredasdorp Contact: PostNet Bredasdorp Staff Phone: 0284251215			
To: Dept.Of Agriculture, Land Reform and Rural Development Quarantine Station Polkadraai Road Blue Downs 7580 South Africa Contact: Rahab Ramukhesa Phone: 0717775592		Dimensions: 5 cm x 20 cm x 30 cm Mass: 1 kg Service: Express Reference(s): N Hanekom - 082 714 3276 Special Instructions:	
Received by Consignee Name: _____ Date: _____ Time: _____		<small>Goods received in full without damage (unless endorsed).</small> Consignee Signature: _____	
		Shipment ID:  QCDJS00002516	
		Sender Signature: _____	Endorsements: _____

EXP
Hub: CPT
Town: KYT

COMMENTS AND RESPONSE REPORT TABLE FOR COMMENTS RECEIVED ON THE DRAFT S24G APPLICATION REPORT

I&AP/KEY DEPARTMENT	DATE	COMMENT	RESPONSE
Berg Rivier Municipality	11/09/2024	<p>In terms of the Bergrivier Municipality Integrated Zoning Scheme By-Law, the subject property is zoned as Agriculture Zone 1 (Agriculture). No land use planning approval has been granted by this Municipality to allow the property to be used as a camp site, caravan park and associated facilities. Structures on the property have also been erected without building plans approved by this Municipality.</p> <p>Please find herewith attached a compliance notice served on the land owner in this regard for further clarification.</p>	<p>Noted. It has been indicated in the report that land use planning approval has not yet been obtained for existing or proposed Knor Varkie facilities and application must be made to the municipality pending the outcome of the S24G application.</p>
Registered I&AP 1	21/09/2024	<p>Ons maak beswaar teen die voorgestelde ontwikkeling en spesifiek teen die speel van musiek buite geboue. Ons versoek dat die aanbod of speel van musiek beperk word tot slegs binne geboue waar die volume van musiek gebuffer kan word deur die geboue.</p> <p>Ons vereis die beperking, aangesien ons almal toerisme bevorder as addisionele inkomste. Die volume van die musiek is sodanig dat dit steurend is (jy kan dit woorde volg en saam sing). 'n Groot oorweging van ons gaste wat oorbly, is die stilte van die landelik area. Ongelukkig dra die rivier die klank duidelik en ver sodat ons gaste net sowel in Knorvarkie se buitelig restaurant kon sit.</p> <p>Alle oewer bewoners van die rivier wil graag die rivier se RAMSAR status eer en toersime dienoreenkomstig bevorder. Die beperking van musiek tot binne geboue en binne munispale riglyne of bywette strook met die internasionale status van die Bergrivier, as RAMSAR gebied. Toerisme, plaaslik en internasionaal moet dienoreenkomstig bevorder word.</p>	<p>Objection noted. As per the requirements of the Environmental Management Programme the Knor Varkie facilities noise levels must remain within those allowed within rural areas.</p> <p>Noise monitoring must be implemented to ensure that noise levels produced are within allowed rural maximum levels and not causing significant disturbance to surrounding landusers. Refer to Addendum 2 of the EMP containing relevant noise regulations and municipal public nuisance by-law requirements to be adhered to.</p>
Registered I&AP 2	11/10/2024	<p>Hiermee maak ek [REDACTED] kapsie teen die voorgenome S24G aansoek van Knorvarkie van Me C Visser soos volg;</p> <ul style="list-style-type: none"> Hierdie gedeelte van die rivier is reeds 'n RAMSAR gebied en verdere ontwikkelings waar watersporte met nog jetties meer bote en mense met 	<p>Objection noted.</p> <ul style="list-style-type: none"> The estuary specialist has provided inputs into the layout i.e. no additional jetties to be constructed and other

	<p>voetverkeer aangemoedig word stel net verdere eise aan die reeds verswakte rivieroewers waar bestaande plantegroei gedood het as gevolg van nalatige gebruik en die bootverkeer die walle verder laat uitkalwe</p> <ul style="list-style-type: none"> • Die voelspesies soos onder andere die Klein witreier wat in die bome nou besig is om te broei trek weg as gevolg van die oorverdowende musiek wat heeldag en tot laat snags gespeel word vanuit die Restaurant area en slegs 600m vanaf my woonhuis • Sien Aanhegsel 1 'drein' by restaurant area wat orals insak waar sinkplate, ens ophou, asook ongekoppelde uitlaatpype van wasbakke en erosie waar toiletpype in grond gaan • Sien Aanhegsel 2 van vermoedelike rou riool wat uitsyfer by permanente karavaan staanplek reg onder Restaurant area – vermoedelik daardie drein • Sien Aanhegsel 3 van vol 'skip' van restaurant afval wat eers verwyder word wanneer vol is en so rotte, vliee, brommers, kraaie, ens lok – daar is reeds op verskeie datums klagtes by plaaslike gesondheids inspekteur ingedien oor brommerplae soos ook gesien van vlieevang sak wat slegs 1 week gehang het • Sien Aanhegsel 4 van vullis en boumateriaal wat rondle orals op perseel, restaurant, veld, huise, ens asook vuilgoed dromme wat nie gereeld 	<p>recommendations to prevent or mitigate impacts on the estuary. All estuary specialist mitigation measures have been included in the requirements of the Environmental Management Programme and to be implemented once/if Environmental Authorisation is obtained.</p> <ul style="list-style-type: none"> • As per the requirements of the Environmental Management Programme the Knor Varkie facilities noise levels must remain within those allowed within rural areas. Noise monitoring must be implemented to ensure that noise levels produced are within allowed rural maximum levels and not causing significant disturbance to surrounding landusers. Refer to Addendum 2 of the EMP containing relevant noise regulations and municipal public nuisance by-law requirements to be to be implemented once/if Environmental Authorisation is obtained. • Waste management measures have been incorporated into the EMP. All grey and black waste water to drain into closed conservancy tanks to be pumped and disposed of at municipal treatment works. • Waste management measures have been incorporated into the EMP. All grey and black waste water to drain into closed conservancy tanks to be pumped and disposed of at municipal treatment works. • Waste management and pest management measures have been incorporated into the EMP and all requirements of the EMP to be implemented to prevent overfilled waste bins and offensive odours leading to pests. • In accordance with the requirements of the EMP all building rubble must be removed from the site and all
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	<p>leeggemaak word nie</p> <ul style="list-style-type: none"> • Sien Aanhegsel 5 waar dek vergroot is na 1ste S24G aansoek van 2023 wat nie goedgekeur is nie. • Sien Aanhegsel 6 van vol drein by Withuis wat slegs 2 meter van rivier gelee is • Bestaande permanente karavane wat in 2024 vloedwaters staan wat oor in 2023 se vloedwaters gestaan het. Niks word verwyder, eerder verbeter en verander, Aanhegsel 7. <p>Hierdie besigheid, Knorvarkie doen regtig afbreuk aan die Toerisme beeld wat Velddrif probeer opbou om meer gaste na die gebied te lok met die mooi van die ongerepte natuur, ryk voellewe en stilte met onnetheid, vuil en onooglike geboue en aangeplaksels.</p>	<p>requirements of the EMP to be implemented to prevent overfilled waste bins.</p> <ul style="list-style-type: none"> • The deck has been included as part of the development description of existing resort area that was built without authorisation. • Waste management measures have been incorporated into the EMP. All grey and black waste water to drain into closed conservancy tanks to be pumped and disposed of at municipal treatment works. • Refer to proposed layout and project description. The caravan site which falls within the 1:100 year flood line area is to be rehabilitated.
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Proof of Comments Received for Draft S24G Report Commenting Phase

From: Hannes Vermeulen <VermeulenH@Bergmun.org.za>

Sent: Wednesday, 11 September 2024 08:34

To: Johmandie Pienaar <johmandie@enviro-eap.co.za>

Cc: Admin <admin@enviro-eap.co.za>; Eugene Baumeester <BaumeesterE@Bergmun.org.za>

Subject: COMMENT SUBMISSION: DRAFT S24G APPLICATION REPORT FOR THE ALLEGED ILLEGAL DEVELOPMENT OF KNOR VARKIE, VELDDRIF, WESTERN CAPE

Johmandie Pienaar

In terms of the Bergrivier Municipality Integrated Zoning Scheme By-Law, the subject property is zoned as Agriculture Zone 1 (Agriculture). No land use planning approval has been granted by this Municipality to allow the property to be used as a camp site, caravan park and associated facilities. Structures on the property have also been erected without building plans approved by this Municipality.

Please find herewith attached a compliance notice served on the land owner in this regard for further clarification.

Kind regards

Hannes Vermeulen

Town & Regional Planner: Western Region

BERGRIVIER MUNICIPALITY

Voortrekker Road, Velddrif, 7365

Tel: (022) 783 1112 Cell: 083 610 0251



DE VILLIERS VAN ZYL ING. / INC.

Voortrekkerstraat 76 Voortrekker Road PORTERVILLE
Posbus / PO Box 1 PIKETBERG 7320
Docex 1 PIKETBERG
TEL: 022 – 931 2596
E-Mail: devilliersvanzyl@dvzlaw.co.za

PROKUREURS • AKTEBESORGERE • ATTORNEYS • CONVEYANCERS

Ons Verw/Our Ref: VDV61/190 MUN2/0455

U Verw/Your Ref:

FILE COPY

2024-06-10

The Trustees
Swartjiesbaai Trust
Kuifkop Visvanger Plaas
HOPEFIELD PAD

**RE : UNAUTHORISED USE : PORTION 8 OF FARM KLIPHOEK NO 59, DIVISION
MALMESBURY**

1. The abovementioned refers. Kindly note that we act on behalf of our client, Bergrivier Municipality.

UNAUTHORISED USE:

2. This Municipality has reasonable grounds to suspect that you are guilty of the following offence(s) in terms of Section 86(1) of the Bergrivier Municipality By-Law relating to Municipal Land Use Planning ("Municipal By-Law") in that:

DIREKTEURE / DIRECTORS:

Francois van Zyl (B.A. LLB)

Vinette de Villiers van Zyl (B.Prok. LLB)

**Asook te LANGSTRAAT 53 PIKETBERG 7320 / Also at 53 LONG STREET, PIKETBERG
Tel: (022) 913 3238**

- (a) the property situated at Portion 8 of Farm Kliphoek No 59, Division Malmesbury ("the property") is utilised in a manner other than prescribed by the Bergrivier Municipality: Integrated Zoning Scheme By-Law ("Zoning Scheme"), without the approval of our client, by utilising it or permit it to be utilise for tourist accommodation (Resort Zone 1) and a restaurant (Consent use: Tourist Facility). The property is zoned Agriculture Zone 1.
3. You are instructed in terms of Section 87 of the Municipal By-Law to cease with immediate effect the unlawful utilisation of the property, until you have the approval of our client.
4. You must:
 - (a) Submit an application for the approval of the utilisation of the land in terms of Section 87(2)(b) of the said legislation within thirty (30) days of the service of the compliance notice and pay the contravention penalty within thirty (30) days after approval of the utilisation, however this must not be construed as an indication that the application will be approved;
5. In terms of Section 87(5) of the Municipal By-Law you may object to this notice by submitting written representations to our client within 30 (thirty) days of receipt of this notice in terms of Section 87(6) of the Municipal By-Law.
6. Kindly note that failure to comply with the notice in terms of paragraph 3, may result in further action, legal or otherwise, being taken against you in terms of Section 88(1)(g)(i) - (v) of the said legislation.

UNAUTHORISED BUILDING WORK:

7. It is our instructions that building work was carried out on the property, without the necessary building plans being submitted to our client and approval of such building work being granted by our client. The unauthorised building work include ablution facilities, accommodation units, shade ports and canopies,

effluent tanks, a restaurant, tavern, timber cabin and the conversion of an existing outbuilding / garage into an accommodation unit.

8. Section 4(1) of the National Building Standards and Regulations Act 103 of 1977 ("the Act") provides that no person, shall, without the prior approval in writing of the local authority, erect any building in respect of which plans and specifications are to be drawn and submitted in terms of the Act. The construction of building work without approved building plans is an offence, in terms of Section 4(4) of the Act.
9. You are hereby instructed to cease with immediate effect any unauthorised building work and to obtain written approval for the said unauthorised building work by submitting and having building plans approved within 30 (thirty) days from the date of this notice. Alternatively said building work must be removed in the same period.

Yours sincerely

DE VILLIERS VAN ZYL INC


per V Van Zyl

Registered I&AP 1

[REDACTED]

Sent: Saturday, 21 September 2024 14:46

To: Johmandie Pienaar <johmandie@enviro-eap.co.za>

Subject: RE: NOTIFICATION OF COMMENTING PERIOD COMMENCEMENT: DRAFT S24G APPLICATION REPORT FOR THE ALLEGED ILLEGAL DEVELOPMENT OF KNOR VARKIE, VELDDRIF, WESTERN CAPE

Goeie Middag Johamandie

Ons maak beswaar teen die voorgestelde ontwikkeling en spesifiek teen die speel van musiek buite geboue. Ons versoek dat die aanbod of speel van musiek beperk word tot slegs binne geboue waar die volume van musiek gebuffer kan word deur die geboue.

Ons vereis die beperking, aangesien ons almal toerisme bevorder as addisionele inkomste. Die volume van die musiek is sodanig dat dit steurend is (jy kan dit woorde volg en saam sing). 'n Groot oorweging van ons gaste wat oorbly, is die stilte van die landelik area. Ongelukkig dra die rivier die klank duidelik en ver sodat ons gaste net sowel in Knorvarkie se buitelig restaurant kon sit.

Alle oewer bewoners van die rivier wil graag die rivier se RAMSAR status eer en toersime dienoooreenkomstig bevorder. Die beperking van musiek tot binne geboue en binne munispale riglyne of bywette strook met die internasionale status van die Bergrivier, as RAMSAR gebied. Toerisme, plaaslik en internasionaal moet dienoooreenkomstig bevorder word.

Vriendelike Groete

[REDACTED]

Registered I&AP 2

[REDACTED]

Sent: Friday, 11 October 2024 22:24

To: Johmandie Pienaar <johmandie@enviro-eap.co.za>

Cc: Nicolaas Hanekom <nicolaas@enviro-eap.co.za>

Subject: Teenkanting S24G aansoek Knorvarkie

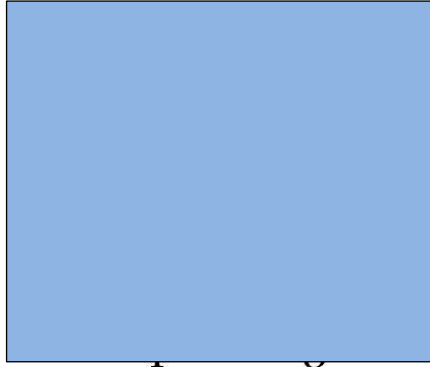
Sien asb aangeheg die beswaar teen Knorvarkie se 2de S24G aansoek

Vriendelike groete

[REDACTED]

Vriendelike groete / Kind Regards

[REDACTED]



VIR WIE DIT AANGAAN

Hiermee maak ek [] kopsie teen die voorgename S24G aansoek van Knorvarkie van Me C Visser soos volg;

- Hierdie gedeelte van die rivier is reeds 'n RAMSAR gebied en verdere ontwikkelings waar watersporte met nog jetties meer bote en mense met voetverkeer aangemoedig word stel net verdere eise aan die reeds verswakte rivieroewers waar bestaande plantegroei gedood het as gevolg van nalatige gebruik en die bootverkeer die walle verder laat uitkalwe
 - Die voelspesies soos onder andere die Klein witreier wat in die bome nou besig is om te broei trek weg as gevolg van die oorverdowende musiek wat heeldag en tot laat snags gespeel word vanuit die Restaurant area en slegs 600m vanaf my woonhuis
 - Sien Aanhegsel 1 'drein' by restaurant area wat orals insak waar sinkplate, ens ophou, asook ongekoppelde uitlaatpype van wasbakke en erosie waar toilet pype in grond gaan
 - Sien Aanhegsel 2 van vermoedelike rou riool wat uitsyfer by permanente karavaan staanplek reg onder Restaurant area - vermoedelik daardie drein
 - Sien Aanhegsel 3 van vol 'skip' van restaurant afval wat eers verwyder word wanneer vol is en so rotte, vliee, brommers, kraaie, ens lok - daar is reeds op verskeie datums klagtes by plaaslike gesondheids inspekteur ingedien oor brommerplae soos ook gesien van vlieevang sak wat slegs 1 week gehang het
-

- Sien Aanhegsel 4 van vullis en boumateriaal wat rondle orals op perseel, restaurant, veld, huise, ens asook vuilgoed dromme wat nie gereeld leeggemaak word nie
- Sien Aanhegsel 5 waar dek vergroot is na 1ste S24G aansoek van 2023 wat nie goedgekeur is nie.
- Sien Aanhegsel 6 van vol drein by Withuis wat slegs 2 meter van rivier gelee is
- Bestaande permanente karavane wat in 2024 vloedwaters staan wat oor in 2023 se vloedwaters gestaan het. Niks word verwyder, eerder verbeter en verander, Aanhegsel 7.

Hierdie besigheid, Knorvarkie doen regtig afbreuk aan die Toerisme beeld wat Velddrif probeer opbou om meer gaste na die gebied te lok met die mooi van die ongerepte natuur, ryk voellewe en stilte met onnetheid, vuil en onooglike geboue en aangeplaksels.

Aanhegsel 1

Foto geneem die 10 Oktober 2024









Aanhegsel 2

Fotos geneem 10 Oktober 2024





Foto geneem 10 Oktober 2024

Aanhegsel 3

Foto geneem 10 Oktober 2024



Geneem die 3 September 2024 met klagte by gesondheids inspekteer



Aanhegsel 4

Geneem die 10 Oktober 2024

























Aanhegsel 5

Geneem die 3 Mei 2024 en 10 Oktober 2024





Geneem 10-10-2024

Aanhegsel 6

Gennem die 10 Oktober 2024



Aanhegsel 7

Geneem die 16de Julie 2024





Proof of Notification sent for Revised Draft S24G Report 21 day Commenting Period which was held from 8 November 2024 to 28 November 2024

From: Johmandie Pienaar

Sent: Thursday, 07 November 2024 09:25

To: Shafeeq Mallick <Shafeeq.Mallick@westerncape.gov.za>; Nabeelah Khan <Nabeelah.Khan@westerncape.gov.za>; Mbali Ntshangase <Mbali.Ntshangase@westerncape.gov.za>; 'Ismat Adams' <iadams@capenature.co.za>; natasha.davis-wolmarans@westerncape.gov.za; eddie.hanekom@westerncape.gov.za; Ettiene.roux@westerncape.gov.za; Brandon Layman <Brandon.Layman@westerncape.gov.za>; Cor Van der Walt <cor.vanderwalt@westerncape.gov.za>; Chiara Singh <Chiara.Singh@westerncape.gov.za>; 'Ceoheritage' <ceoheritage@westerncape.gov.za>; Lutendo Netshilema <LutendoN@Dalrrd.gov.za>; info@DALRRD.gov.za; Hannes Vermeulen <VermeulenH@Bergmun.org.za>; Angila Joubert <JoubertA@Bergmun.org.za>; BaumeesterE@bergmun.org.za; 'Doretha Kotze' <dkotze@wcdm.co.za>; westcoastdm@wcdm.co.za; cgbein@wcdm.co.za; cjminnaar@wcdm.co.za; WCDM Correspondence <mun@wcdm.co.za>; Magodla Ziyanda <MagodlaZ@dws.gov.za>; Palesa Mothiba <Palesa.Mothiba@westerncape.gov.za>; Deon Stoltz <Deon.Stoltz@westerncape.gov.za>; info@cwabr.co.za; wrstatutory@nra.co.za; abrahamsn@nra.co.za; Marina Lourens Transnet Freight Rail <Marina.Lourens@transnet.net>; marlene.laros@westerncape.gov.za; masnoona.jongie@westerncape.gov.za; Zaahir Z. Toefy <Zaahir.toefy@westerncape.gov.za>; Adri La Meyer <Adri.LaMeyer@westerncape.gov.za>

Cc: Charlotte Visser <charlotte@afrifoodsolutions.co.za>; Admin admin@enviro-eap.co.za

Subject: NOTIFICATION OF 21 DAY COMMENTING PERIOD COMMENCEMENT: REVISED DRAFT S24G APPLICATION REPORT FOR THE ALLEGED ILLEGAL DEVELOPMENT OF KNOR VARKIE, VELDDRIF, WESTERN CAPE

**NOTIFICATION OF AVAILABILITY OF THE REVISED DRAFT S24G REPORT FOR 21 DAYS COMMENTING
PROJECT TITLE: REVISED DRAFT S24G APPLICATION REPORT FOR THE ALLEGED ILLEGAL DEVELOPMENT OF
KNOR VARKIE CAMP SITE, CARAVAN PARK AND ASSOCIATED FACILITIES ON FARM KLIPHOEK 8/59,
VELDDRIF, WESTERN CAPE**

**COMPLIANCE NOTICE REF.NO. 14/1/1/E1/9/3/3/0604/19
24G APPLICATION REF.NO. 14/2/4/2/1/F1/14/0031/24**

Dear Stakeholder

You have received this email as a registered interested and affected party, organ of state, and/ or key department for the **REVISED DRAFT S24G APPLICATION REPORT FOR THE ALLEGED ILLEGAL DEVELOPMENT OF KNOR VARKIE CAMP SITE, CARAVAN PARK AND ASSOCIATED FACILITIES ON FARM KLIPHOEK 8/59, VELDDRIF, WESTERN CAPE**

This email serves as a written notification of the availability of the **Revised Draft S24G Report** for **21-day commenting period (excluding public holidays)**.

(1) AVAILABILITY OF THE REVISED DRAFT S24G REPORT:

The Revised Draft S24G Report and appendices are accessible via: -

(i) electronic download on our website at <https://enviro-eap.co.za/public-participation/> (**available for download for the entire commenting period**). Please scroll down the public participation web page until you find the relevant project title and reference number as per the project details provided above.

(ii) hardcopies and/or cd copies will only be sent via SAPO – registered mail service **on request** or where a postal address is the only means of contact provided.

(2) COMMENTING PERIOD OF THE REVISED DRAFT S24G REPORT AND DEADLINE FOR COMMENTS SUBMISSION

The commenting period of the Revised Draft S24G Report is **21 days (excluding public holidays)**, starting from the **8 November 2024** and ending on **28 November 2024**. Your comments on the Revised Draft S24G Report must be provided within the regulatory 21-day commenting period or by no later than **28 November 2024**.

(3) SUBMISSION OF COMMENTS

Please direct your comments in writing for the attention of the responsible EAP as per the contact information provided below:

Responsible EAP: Johmandie Pienaar

Email: johmandie@enviro-eap.co.za or admin@enviro-eap.co.za

Direct #: 072 240 3092 (contact methods: Calls, sms or whatsapp)

Fax: 086 435 4691

CONSULTATION WITH ORGANS OF STATE / KEY DEPARTMENTS [NEMA S24O]

To facilitate adequate consultation with State Departments that administers laws relating to a matter affecting the environment in accordance with the requirements of Section 24O of NEMA, please be advised that all registered interested and affected parties, organs of state, key departments, and/or stakeholders were [in receipt of this email] notified electronically of the availability of the Revised Draft S24G Report on this day **Z November 2024**. As such all RI&APs and Stakeholders are considered to be "in possession" of the Revised Draft S24G Report and appendices from the date of electronic notification. Please refer to the list of RI&APs and Stakeholders consulted, and their respective contact information included in ***Appendix G of the Revised Draft S24G Report***.

SECTIONS 11 AND 18 OF POPI ACT, 2013 (Act No.14 of 2013):

The personal information and comments provided will be included in reports to be submitted to the Competent Authority to enable informed decision-making. Also, if you choose to register as an I&AP your personal information will be made available to an appellant in the case of an appeal, and an applicant/EAP/independent person for purposes of being informed and given access to an audit report. This information may be made available in terms of section 11(1)(c) and 11(1)(d) of the POPIA, without requiring consent.

Kind regards/Vriendelike groete

Johmandie Pienaar

Environmental Assessment Practitioner

EAPASA Registration Nr. 2020/2326



Email: johmandie@enviro-eap.co.za

Cell: 072 240 3092

Fax: 086 435 4691

Web: www.enviro-eap.co.za

Postal Address: Enviro-EAP

PO Box 205

Agulhas

7287

From: Johmandie Pienaar

Sent: Thursday, 07 November 2024 10:04

To: RABIA REYNOLDS <Rabia.Reynolds@westerncape.gov.za>; Lance.McBain-Charles@westerncape.gov.za; Eugene Pienaar <Eugene.Pienaar@westerncape.gov.za>; Shaun Arendse <Shaun.Arendse@westerncape.gov.za>; Abdullah Suliman <Abdullah.Suliman@westerncape.gov.za>; Arabel McClelland <Arabel.McClelland@westerncape.gov.za>

Bcc: [REDACTED]

Subject: NOTIFICATION OF 21 DAY COMMENTING PERIOD COMMENCEMENT: REVISED DRAFT S24G APPLICATION REPORT FOR THE ALLEGED ILLEGAL DEVELOPMENT OF KNOR VARKIE, VELDDRIF, WESTERN CAPE

NOTIFICATION OF AVAILABILITY OF THE REVISED DRAFT S24G REPORT FOR 21 DAYS COMMENTING
PROJECT TITLE: REVISED DRAFT S24G APPLICATION REPORT FOR THE ALLEGED ILLEGAL DEVELOPMENT OF KNOR VARKIE CAMP SITE, CARAVAN PARK AND ASSOCIATED FACILITIES ON FARM KLIPHOEK 8/59, VELDDRIF, WESTERN CAPE

COMPLIANCE NOTICE REF.NO. 14/1/1/E1/9/3/3/0604/19

24G APPLICATION REF.NO. 14/2/4/2/1/F1/14/0031/24

Dear Stakeholder

You have received this email as a registered interested and affected party, organ of state, and/ or key department for the **REVISED DRAFT S24G APPLICATION REPORT FOR THE ALLEGED ILLEGAL DEVELOPMENT OF KNOR VARKIE CAMP SITE, CARAVAN PARK AND ASSOCIATED FACILITIES ON FARM KLIPHOEK 8/59, VELDDRIF, WESTERN CAPE**

This email serves as a written notification of the availability of the **Revised Draft S24G Report** for **21-day commenting period (excluding public holidays)**.

(1) AVAILABILITY OF THE REVISED DRAFT S24G REPORT:

The Revised Draft S24G Report and appendices are accessible via: -

- (i) electronic download on our website at <https://enviro-eap.co.za/public-participation/> (**available for download for the entire commenting period**). Please scroll down the public participation web page until you find the relevant project title and reference number as per the project details provided above.
- (ii) hardcopies and/or cd copies will only be sent via SAPO – registered mail service **on request** or where a postal address is the only means of contact provided.

(2) COMMENTING PERIOD OF THE REVISED DRAFT S24G REPORT AND DEADLINE FOR COMMENTS SUBMISSION

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(3) SUBMISSION OF COMMENTS

Please direct your comments in writing for the attention of the responsible EAP as per the contact information provided below:

Responsible EAP: Johmandie Pienaar

Email: johmandie@enviro-eap.co.za or admin@enviro-eap.co.za

Direct #: 072 240 3092 (*contact methods: Calls, sms or whatsapp*)

Fax: 086 435 4691

CONSULTATION WITH ORGANS OF STATE / KEY DEPARTMENTS [NEMA S240]

To facilitate adequate consultation with State Departments that administers laws relating to a matter affecting the environment in accordance with the requirements of Section 240 of NEMA, please be advised that all registered interested and affected parties, organs of state, key departments, and/or stakeholders were [in receipt of this email] notified electronically of the availability of the Revised Draft S24G Report on this day **7 November 2024**. As such all RI&APs and Stakeholders are considered to be “in possession” of the Revised Draft S24G Report and appendices from the date of electronic notification. Please refer to the list of RI&APs

and Stakeholders consulted, and their respective contact information included in **Appendix G of the Revised Draft S24G Report**.

SECTIONS 11 AND 18 OF POPI ACT, 2013 (Act No.14 of 2013):

The personal information and comments provided will be included in reports to be submitted to the Competent Authority to enable informed decision-making. Also, if you choose to register as an I&AP your personal information will be made available to an appellant in the case of an appeal, and an applicant/EAP/independent person for purposes of being informed and given access to an audit report. This information may be made available in terms of section 11(1)(c) and 11(1)(d) of the POPIA, without requiring consent.

Kind regards/Vriendelike groete

Johmandie Pienaar

Environmental Assessment Practitioner

EAPASA Registration Nr. 2020/2326



Email: johmandie@enviro-eap.co.za

Cell: 072 240 3092

Fax: 086 435 4691

Web: www.enviro-eap.co.za

Postal Address: Enviro-EAP

PO Box 205

Agulhas

7287

From: Johmandie Pienaar

Sent: Monday, 11 November 2024 10:40

To: lintnaar-straussm@dws.gov.za; torcht@dws.gov.za

Subject: FW: NOTIFICATION OF 21 DAY COMMENTING PERIOD COMMENCEMENT: REVISED DRAFT S24G APPLICATION REPORT FOR THE ALLEGED ILLEGAL DEVELOPMENT OF KNOR VARKIE, VELDDRIF, WESTERN CAPE

Good day

As per request from Angila Joubert (Bergrivier Municipality – Environmental Planning Management Officer) I will you on the Public Participation I&APs list and hereby notify you of the **REVISED DRAFT S24G APPLICATION REPORT FOR THE ALLEGED ILLEGAL DEVELOPMENT OF KNOR VARKIE CAMP SITE, CARAVAN PARK AND ASSOCIATED FACILITIES ON FARM KLIPHOEK 8/59, VELDDRIF, WESTERN CAPE** available for 21 day commenting period (ending 28 November 2024).

Please refer to original notification email sent on 7 November 2024 as below.

Also take note that the DWS has previously provided comments on the application (as attached) and these comments have been included in the S24G application report.

Kind regards/Vriendelike groete

Johmandie Pienaar

Environmental Assessment Practitioner

EAPASA Registration Nr. 2020/2326



Email: johmandie@enviro-eap.co.za

Cell: 072 240 3092

Fax: 086 435 4691

Web: www.enviro-eap.co.za

Postal Address: Enviro-EAP

PO Box 205

Agulhas

7287



Proof

Postal Address Department of Agriculture Attention: Mr Cor van der Walt Muldersvlei Road Elsenburg 7606 Tel: 021 808 5099	Proof POSTNET BREDASDORP REG: 1992/006926/23 VAT: 4850195894 SHOP 6A, THE PAVILION CENTRE, 22 SEALY STREET, BREDASDORP, 7280 028 425 1215
--	---

Date: 11 November 2024

Department of Agriculture
Muldersvlei Road
Elsenburg
7606

Attention: Mr Cor van der Walt

**NOTIFICATION OF AVAILABILITY OF THE REVISED DRAFT S24G REPORT
PROJECT TITLE: REVISED DRAFT S24G APPLICATION REPORT FOR THE ALLEGED ILLEGAL
DEVELOPMENT OF KNOR VARKIE CAMP SITE, CARAVAN PARK AND ASSOCIATED FACILITIES
ON FARM KLIPHOEK 8/59, VELDDRIF, WESTERN CAPE
DEA&DP COMPLIANCE NOTICE REF.NO. 14/1/1/E/1/9/3/3/0604/19**

Good day,

Enclosed please find a CD copy of the Revised Draft S24G Report for the above-mentioned project.

The documents are also available for download from our website using the following link –
<http://enviro-eap.co.za/public-participation/>

In terms of Section 24O of NEMA you are hereby notified of the 21 day comment period (starting from the date of this letter and excluding public holidays) within which you must please provide your comments on the abovementioned report.

Johmandie Pienaar
Environmental Assessment Practitioner
EAPASA Registration Nr. 2020/2326

Email: johmandie@enviro-eap.co.za
Cell: 072 240 3092
Fax: 086 435 4691
Web: www.enviro-eap.co.za
Postal Address: Enviro-EAP
PO Box 205
Agulhas
7287



P.O.D COPY

QCDJT00002714

Dispatched on:2024-11-12

1 of 1

From: PostNet Bredasdorp
Contact: Myrna
Phone: 0284251215



To: Department of Agriculture
Muldersvlei Road
Elsenburg
Stellenbosch
7600
South Africa

Dimensions: 5 cm x 20 cm x 30 cm
Mass: 1 kg
Service: Express
Reference(s):
Natalie Hanekom-
0827143276

Special Instructions:

EXP
Hub:CPT
Town:SHC

Contact: Mr.Cor van der Walt

Phone: 0218085111

Received by Consignee

Name: _____
Date: _____
Time: _____

Goods received in full without damage (unless endorsed).
Consignee Signature:

Shipment ID:



QCDJS00002590

Sender Signature:

Endorsements:



Enviro-EAP
Environmental Consultants



Proof

Postal Address	Proof
Department of Agriculture, Land Reform and Rural Development Attention: Lutendo Netshilema Quarantine Station Polkadraai Road Stellenbosch 7599 Tel: 071 777 5592	POSTNET BREDASDORP REG: 1992/006926/23 VAT: 4850195894 SHOP 6A, THE PAVILION CENTRE, 22 SEALY STREET, BREDASDORP, 7280 028 425 1215

Date: 11 November 2024

Department of Agriculture, Land Reform and Rural Development
Quarantine Station
Polkadraai Road
Stellenbosch
7599

Tel: 071 777 5592
Att: Lutendo Netshilema

NOTIFICATION OF AVAILABILITY OF THE REVISED DRAFT S24G REPORT
PROJECT TITLE: REVISED DRAFT S24G APPLICATION REPORT FOR THE ALLEGED ILLEGAL DEVELOPMENT OF KNOR VARKIE CAMP SITE, CARAVAN PARK AND ASSOCIATED FACILITIES ON FARM KLIPHOEK 8/59, VELDDRIF, WESTERN CAPE
DEA&DP COMPLIANCE NOTICE REF.NO. 14/1/1/E1/9/3/0604/19

Good day,

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The documents are also available for download from our website using the following link –
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In terms of Section 24O of NEMA you are hereby notified of the 21 day comment period (starting from the date of this letter and excluding public holidays) within which you must please provide your comments on the abovementioned report.

Johmandie Pienaar
Environmental Assessment Practitioner
EAPASA Registration Nr. 2020/2326

Email: johmandie@enviro-eap.co.za
Cell: 072 240 3092
Fax: 086 435 4691
Web: www.enviro-eap.co.za
Postal Address: Enviro-EAP
PO Box 205
Agulhas
7287



P.O.D COPY

QCDJT00002715

Dispatched on:2024-11-12

1 of 1

From: PostNet Bredasdorp
Contact: Myrna
Phone: 0284251215



To: Dpt. of Agriculture , Land Reform and Rural Dev
Quarantine Station
Polkadraai Road
Stellenbosch
7600
South Africa

Dimensions: 5 cm x 20 cm x 30 cm
Mass: 1 kg
Service: Express

Reference(s):
Natalie Hanekom-
0827143276

Special Instructions:

EXP
Hub:CPT
Town:SHC

Contact: Lutendo Netshilema

Phone: 0717775592

Received by Consignee

Name: _____
Date: _____
Time: _____

Goods received in full without damage (unless endorsed).

Consignee Signature:

Shipment ID:



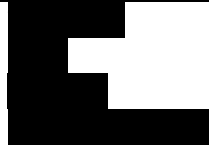
QCDJS00002591

Sender Signature:

Endorsements:

COMMENTS AND RESPONSE REPORT TABLE FOR COMMENTS RECEIVED ON THE REVISED DRAFT S24G APPLICATION REPORT

I&AP/KEY DEPARTMENT	DATE	COMMENT	RESPONSE
Bergvriewater Municipality	11/11/2024	<p>Good afternoon Johmandie</p> <p>Please note below comment from the Environmental Planning Management officer on behalf of Bergvriewater Municipality after review of the Revised Draft S24G report dated 6 November 2024:</p> <p><u>Comment:</u> Kindly update your Appendix 6: Public participation I&APs list and notify the relevant officials from the Department of Water and Sanitation for the Olifants-Berg river area which are: lintnaar-straussm@dws.gov.za (Melissa Litnaar Strauss) torch@dw.gov.za (Thembisa Torch)</p> <p>Kindly confirm receipt of this comment and please include in you Comments and Response report.</p> <p>Thank you</p> <p>Kind regards</p> <p>Angila Joubert Environmental Planning Management Officer</p>	<p>lintnaar-straussm@dws.gov.za (Melissa Litnaar Strauss) and torch@dw.gov.za (Thembisa Torch) were included in the Appendix 6: Public participation I&APs list and sent the 21 day notification.</p> <p>The DWS has previously provided comments on the S24G application which have been included in the current S24G Report.</p>
Heritage Western Cape	07/11/2024	<p>Dear Johmandie</p> <p>Please note that HWC’s decision of ‘No Further Studies’ is still applicable.</p> <p>Kind regards, Chiara Singh Heritage Officer</p>	-
Registered I&AP2	27/11/2024	<p>TEL: 022 783 0818</p> <p>E-mail: [REDACTED]</p>	



VIR WIE DIT AANGAAN

Hiermee maak ek kapsie teen die voorgenome S24G aansoek en ontwikkeling van Knorvarkie aangesien hierdie besigheid nuut ontwikkel word in die baie sensitiewe RAMSAR gebied van die Bergrivier.

Verdere ontwikkelings en ekstra voet verkeer met die speel van musiek wat buitensmuurs onder n tent gebeur, versteur die hele omgewing en rustige plaas atmosfeer.

Alle oewerbewoners poog reeds etlike jare om die bestaan van die rivier te beskerm met reëls en regulasies op elk se onderskeie besighede en plase deur alle musiek te stop om 22h00 en dat geen harde musiek ooit gespeel mag word wat ander gaste pla nie.

Die aarde is baie plat en bome groei baie moeilik om die geluid te demp wat oor die water en deur die wind gedra word.

Die afgelope 5 jaar is daar geen beheer toegepas op die perseel van Knorvarkie nie en orals moes daar gekla word oor harde musiek, dronk bestuurders op paaie en algemene gesondheids probleme.

Hierdie besigheid doen afbreek aan die standaard wat alle lede van Toerisme vir Velddrif probeer verhoog en bevorder, aangesien daar ook gereeld klagtes by Gesondheid Inspekteurs gele word oor vuilgoed en rommel wat oral rondle en risikos veroorsaak met insekplae ens.

Hoe gaan die eienaars van Knorvarkie nou ewe skielik alles beheer en instandhou as hierdie aansoek toegestaan word as daar soveel klagtes van bure, besoekers en selfs bewoners uit die dorp is.

Objection noted.

Noise management and monitoring measures to be implemented as per the EMPr requirements to prevent noise nuisance and ensure that noise produced by the Knor Varkie facilities are kept within the requirements of the relevant noise regulations and municipal by-laws.

Should Environmental Authorisation be obtained for the Knor Varkie facilities all operations are to be managed in accordance with the requirements of the EMPr which aims to prevent and where prevention is not possible mitigate ongoing and potential environmental impacts to an acceptable level.

Should Environmental Authorisation be obtained for the Knor Varkie facilities it will be a requirement for the applicant/management of the Knor Varkie facilities to adhere to environmental management requirements as per

		Hoop aansoek word deeglik oorweeg	the EMPr. Compliance to the requirements of the EA and EMPr will be monitored independently, and should the applicant/management of the Knor Varkie facilities not adhere to the requirements of the EA and EMPr it will be reported to the relevant authorities whom will take further actions as and if required to ensure compliance and if non-compliance continues it could lead to the closure of the facilities.
CapeNature	27/11/2024	<p><u>RE: REVISED DRAFT S24G APPLICATION REPORT FOR THE ALLEGED ILLEGAL DEVELOPMENT OF KNOR VARKIE CAMP SITE, CARAVAN PARK AND ASSOCIATED FACILITIES ON FARM KLIPHOEK 8/59, VELDDRIF, WESTERN CAPE</u></p> <p>DEA&DP Ref: 14/2/4/2/1/F1/14/0031/24</p> <p>Herewith CapeNature's comment on this application.</p> <p>1. Based on the SSVR it is understood and agreed that the new Knor Varkie campsite area has been constructed in an area that was previously cultivated with salt bush, based on available Google Earth imagery in which planting rows can still be seen.</p> <p>2. Based on the SSVR, and vegetation remaining on the rest of the site it is accepted that the site was likely highly modified before development. It is noted that the EAP or specialist has not indicated whether representative Saldanha Flats Strandveld remains in the areas adjacent to the current development.</p> <p>3. The estuarine assessment has mostly assessed medium residual impact associated with disturbance and removal of estuarine habitat reduced to low negative residual impact by the implementation among others of rehabilitation measures and invasive alien species control as well as</p>	<p>1.-</p> <p>2. Confirmation was obtained from SACNASP registered specialist Nicolaas Hanekom whom visited the site during September 2023 that the proposed development area and adjacent areas consists of small patches of functional intertidal and supratidal estuarine habitat (salt marsh and reeds & sedges) but is mostly dominated by areas of disturbed vegetation i.e. salt bush (Planted <i>Atriplex</i>) and alien trees. It is therefore concluded that it does not represent Saldanha Flats Strandveld. Refer to Appendix H3.</p>

		<p>mitigation measures to control point source pollution and waste from operation of the development.</p> <p>3.1 The estuarine assessment is supported, but a rehabilitation plan for both the estuarine vegetation components and terrestrial vegetation components need to be compiled by a ecological restoration specialist and estuarine specialist, guiding on methodology and implementation of rehabilitation including monitoring, adaptive management, and legislative permit requirements for aspects of rehabilitation such as obtaining seed, among others.</p> <p>3.2 It is agreed as per the estuarine assessment that the operation of the development and mitigation measures be audited by external independent auditor.</p> <p>4. No future development should be permitted within the estuarine functional zone.</p> <p>5. The jetty will require a lease agreement with CapeNature under the Sea-Shore Act of 1935. CapeNature only considers Sea-Shore lease agreements if the jetty is part of an environmental authorisation.</p> <p>CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.</p>	<p>3.1 Requirement has been included in EMP requirements and has been recommended as EA condition (should EA be issued).</p> <p>3.2 Requirement is as per EMP requirements and has been recommended as EA condition (should EA be issued).</p> <p>4. As per the recommendations of the estuarine assessment it is recommended that the proposed future development be permitted to proceed with the implementation of strict environmentally responsible practices as outlined in the mitigation measures of the report. However, no additional jetty is be built given the presence of <i>Zostera capensis</i> beds within the estuary.</p> <p>5. Requirement has been included in EMP requirements and has been recommended as EA condition (should EA be issued). Lease agreement for existing jetty to be obtained, no new jetties to be constructed.</p>
DALRRD	06/11/2024	<p><u>RE: COMMENTS ON DRAFT S24G APPLICATION REPORT FOR THE ALLEGED ILLEGAL DEVELOPMENT OF KNOR VARKIE CAMP SITE, CARAVAN PARK AND ASSOCIATED FACILITIES ON FARM KLIPHOEK 8/59, VELDDRIF, WESTERN CAPE</u></p> <p>Department of Agriculture, Land Reform and Rural Development; Directorate: Land and Soil Management administer and implement the</p>	

	<p>Conservation of Agricultural Resources Act, (CARA) 43 of 1083). The Act is regarded as one of the principal Acts governing the protection of agricultural and other natural resources. The main aim of the Act is to control the utilization of natural agricultural resources to ensure the conservation of soil, water and vegetation, as well as the combating of alien and invasive plants. According to Section 1 of the Act, conservation of natural agricultural resources includes the protection, restoration as well as the reclamation thereof.</p> <p>The objectives of CARA are to provide for the conservation of the natural agricultural resources through maintaining the production potential of the land, combating and prevention of erosion, preventing the weakening or destruction of the water resources, protecting the vegetation and combating weeds and invader plants.</p> <p>Background of the project: An informal camping and fishing site was established along the banks of the Berg River on Portion 2 (now Portion 8) of Farm Kliphoek No 59 near Veldrif since at least 1980 (expected to have been established even before then). From August 2019 Mr Gielie Visser (to be referred to as the applicant) rents the applicable property from the Swartjiesbaai Trust (Landowner) and during September 2019 the applicant expanded the informal camping site to created a terraced cut and to fill an embankment area to accommodate additional camping and caravan sites. Since then, additional camping sites, ablution and recreational facilities, a restaurant/venue and parking areas have also been added to the facilities.</p> <p>The land owner is advised to observe and to the follow the following requirements and recommendations.</p> <ul style="list-style-type: none"> • Rehabilitation requires ongoing monitoring and evaluation of the objectives to validate effectiveness of techniques and management measures. • Topsoil stockpiles should be convex and should not exceed 1.8m in height, and if required be covered by anchovy net as necessary to prevent wind erosion. • Appropriate and effective storm water management measures should be put in place to ensure that erosion and environmental 	<ul style="list-style-type: none"> • Rehabilitation is to be implemented in accordance with the requirements of the EMPr. • This requirement is as per EMPr requirements. • This requirement is as per EMPr requirements
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degradations outside of the proposed development footprint area does not occur, but the storm water measures implemented should not impede storm water flow to such an extent that it is completely stopped.

- Stormwater discharge flow should be managed and restructured in such a manner that it does not cause erosion.
- According to Regulation 4, sub-regulation 1 (a) "Every land user shall by means of as many of the following measures as are necessary in his situation, protect the cultivated land on his farm unit effectively against excessive soil loss as a result of erosion through the action of water". Measures that may be applicable is; - a suitable soil conservation work to be constructed and thereafter be maintained in or to divert run-off water from other land or to restrict the run-off speed of run-off water, - the land concerned or sites shall be cultivated in accordance with such methods or be laid out in such a manner that the run-off speed or run-off water is restricted and that the surface movement of soil particles be restricted, - to establishment permanent cover vegetation to prevent soil erosion, - suitable wind break shall be constructed or suitable vegetation to be established to serve as a wind break.
- According to Regulation 5, sub-regulation 1 (a)(j): Every land user shall by means of as many of the following measures as are necessary in his situation, protect the cultivated land on his farm unit effectively against excessive soil loss as a result of erosion through the action of wind: The land concerned shall be cultivated in accordance with such method or be laid out in such manner that the surface movement of soil particles through the action of wind is restricted.
- According to regulation 4, 5 and 8 of CARA every land user shall by means of as many as necessary follow measures in his situation, protect the land on his farm unit effectively against excessive soil loss as a result of erosion through the action of water and wind: Measures applicable may include continuous monitoring for signs of soil erosion, repairing, rehabilitation, establishment of indigenous vegetation on dam banks, to construct a suitable soil conservation work and thereafter maintain it in order to divert run-off water from

- This requirement is as per EMPr requirements
- The existing and proposed developments will not impact on any cultivated land, some of the areas impacted was previously planted with salt bush for grazing, but these areas are no longer used for agricultural practices.
- The existing and proposed developments will not impact on any cultivated land, some of the areas impacted was previously planted with salt bush for grazing, but these areas are no longer used for agricultural practices.
- Erosion management and monitoring measures are included in the EMPr requirements.

		<p>other land or restrict the run-off water if necessary.</p> <ul style="list-style-type: none"> • According to regulation 7 sub-regulation (1) “Subject to the provisions of the water Act 1956 (Act 54 of 1956), and sub-regulation (2) of this regulation, no land user shall utilize the vegetation in vlei, marsh or water sponge or within the flood areas of a water course or within 10 metres horizontally outside flood area in a manner that causes or may cause deterioration of or damage to the natural agricultural resources”. It is recommended that a 32m buffer zone is kept in a natural condition. • It is stated in the S24G application report that aliens species exist, such plants need to be controlled and removed annually (on going clearing programs) as they can cause damage to the surrounding natural vegetation. According to Conservation of Agricultural Resources Act, (Act 43 of 1983), Regulation 15E methods of controlling alien plants are as follow: <ul style="list-style-type: none"> -Uprooting; felling, cutting or burning -Treatment with a weed killer that is registered for use in connection with such plants in accordance with the directions for the use of such -Biological control carried out in accordance with the stipulation of the Agricultural Pests Act, (Act no 36 of 1983) Combination or one or more methods mentioned above, and any action taken to control alien plants shall be executed with caution and in a manner that will cause least possible damage to the environment. <p>The Department reserves the right to revise its initial comments and request further information form you based on any new or revised information received.</p>	<ul style="list-style-type: none"> • Development as described has already taken place within 32m of a estuary and within estuary functional zone hence a 32m buffer cannot be implemented. Impact mitigation measures as per the Estuarine Impact Assessment Report and included in the EMPr requirements to be implemented to mitigate impacts to an acceptable level. • Alien vegetation removal and management measures as per Estuarine Impact Assessment and EMPr requirements to be implemented.
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Proof of Comments Received for Revised Draft S24G Report Commenting Phase

From: Angila Joubert <JoubertA@Bergmun.org.za>

Sent: Saturday, 09 November 2024 18:17

To: Johmandie Pienaar <johmandie@enviro-eap.co.za>

Subject: RE: NOTIFICATION OF 21 DAY COMMENTING PERIOD COMMENCEMENT: REVISED DRAFT S24G APPLICATION REPORT FOR THE ALLEGED ILLEGAL DEVELOPMENT OF KNOR VARKIE, VELDDRIF, WESTERN CAPE

Good afternoon Johmandie

Please note below comment from the Environmental Planning Management officer on behalf of Bergrivier Municipality after review of the Revised Draft S24G report dated 6 November 2024:

Comment: Kindly update your Appendix 6: Public participation I&APs list and notify the relevant officials from the Department of Water and Sanitation for the Olifants-Berg river area which are:

lintnaar-straussm@dws.gov.za (Melissa Litnaar Strauss)

torch@dw.gov.za (Thembisa Torch)

Kindly confirm receipt of this comment and please include in you Comments and Response report.

Thank you

Kind regards

Angila Joubert
Environmental Planning Management Officer



From: Chiara Singh <Chiara.Singh@westerncape.gov.za>

Sent: Thursday, 07 November 2024 09:48

To: Johmandie Pienaar <johmandie@enviro-eap.co.za>; Shafeeq Mallick <Shafeeq.Mallick@westerncape.gov.za>; Nabeelah Khan <Nabeelah.Khan@westerncape.gov.za>; Mbali Ntshangase <Mbali.Ntshangase@westerncape.gov.za>; Ismat Adams <iadams@capenature.co.za>; natasha.davis-wolmarans@westerncape.gov.za; eddie.hanekom@westerncape.gov.za; Ettiene.roux@westerncape.gov.za; Brandon Layman <Brandon.Layman@westerncape.gov.za>; Cor Van der Walt <Cor.VanderWalt@westerncape.gov.za>; Ceoheritage <Ceoheritage@westerncape.gov.za>; Lutendo Netshilema <LutendoN@Dalrrd.gov.za>; info@DALRRD.gov.za; Hannes Vermeulen <VermeulenH@Bergmun.org.za>; Angila Joubert <jouberta@bergmun.org.za>; BaumeesterE@bergmun.org.za; Doretha Kotze <dkotze@wcdm.co.za>; westcoastdm@wcdm.co.za; cgbein@wcdm.co.za; cjminnaar@wcdm.co.za; WCDM Correspondence <mun@wcdm.co.za>; Magodla Ziyanda <MagodlaZ@dws.gov.za>; Palesa Mothiba <Palesa.Mothiba@westerncape.gov.za>; Deon Stoltz <Deon.Stoltz@westerncape.gov.za>; info@cwabr.co.za; wrstatutory@nra.co.za; abrahamsn@nra.co.za; Marina Lourens Transnet Freight Rail <Marina.Lourens@transnet.net>; Marlene Laros <Marlene.Laros@westerncape.gov.za>; Masnoona Jongie <Masnoona.Jongie@westerncape.gov.za>; Zaahir Toefy <Zaahir.Toefy@westerncape.gov.za>; Adri La Meyer <Adri.LaMeyer@westerncape.gov.za>
Cc: Charlotte Visser <charlotte@afrifoodsolutions.co.za>; Admin <admin@enviro-eap.co.za>
Subject: RE: NOTIFICATION OF 21 DAY COMMENTING PERIOD COMMENCEMENT: REVISED DRAFT S24G APPLICATION REPORT FOR THE ALLEGED ILLEGAL DEVELOPMENT OF KNOR VARKIE, VELDDRIF, WESTERN CAPE

Dear Johmandie

Please note that HWC's decision of 'No Further Studies' is still applicable.

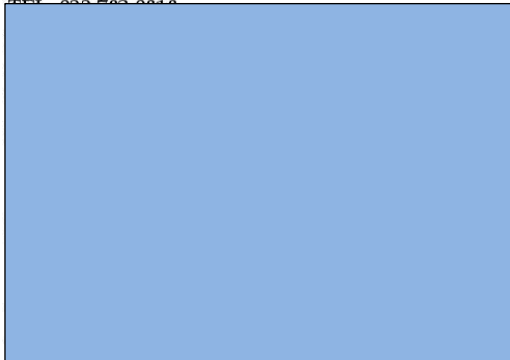
Kind regards,
Chiara Singh
Heritage Officer

Heritage Resource Management Services
Protea Assurance Building Greenmarket Square, Cape Town

Website: www.hwc.org.za / www.westerncape.gov.za



Registered I&AP 2



VIR WIE DIT AANGAAN

Hiermee maak ek kopsie teen die voorgenome S24G aansoek en ontwikkeling van Knorvarkie aangesien hierdie besigheid nuut ontwikkel word in die baie sensitiewe RAMSAR gebied van die Bergrivier.

Verdere ontwikkelings en ekstra voet verkeer met die speel van musiek wat buitensmuurs onder n tent gebeur, versteur die hele omgewing en rustige plaas atmosfeer.

Alle oewerbewoners poog reeds etlike jare om die bestaan van die rivier te beskerm met reëls en regulasies op elk se onderskeie besighede en plase deur alle musiek te stop om 22h00 en dat geen harde musiek ooit gespeel mag word wat ander gaste pla nie.

Die aarde is baie plat en bome groei baie moeilik om die geluid te demp wat oor die water en deur die wind gedra word.

Die afgelope 5 jaar is daar geen beheer toegepas op die perseel van Knorvarkie nie en orals moes daar gekla word oor harde musiek, dronk bestuurders op paaie en algemene gesondheids probleme.

Hierdie besigheid doen afbreek aan die standaard wat alle lede van Toerisme vir Velddrif probeer verhoog en bevorder, aangesien daar ook gereeld klagtes by Gesondheid Inspekteurs gele word oor vuilgoed en rommel wat oral rondle en risikos veroorsaak met insekplae ens.

Hoe gaan die eienaars van Knorvarkie nou ewe skielik alles beheer en instandhou as hierdie aansoek toegestaan word as daar soveel klagtes van bure, besoekers en selfs bewoners uit die dorp is.

Hoop aansoek word deeglik oorweeg

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	SSD14/2/6/1/8/3/_8/59 Kliphoek_Knor Varkie_S24G
Date	27 November 2024.

Enviro-EAP

Via email: johmandie@enviro-eap.co.za

Attention: Johmandie Pienaar

Dear Johmandie

RE: REVISED DRAFT S24G APPLICATION REPORT FOR THE ALLEGED ILLEGAL DEVELOPMENT OF KNOR VARKIE CAMP SITE, CARAVAN PARK AND ASSOCIATED FACILITIES ON FARM KLIPHOEK 8/59, VELDDRIF, WESTERN CAPE

DEA&DP Ref: I4/2/4/2/1/F1/14/0031/24

Herewith CapeNature's comment on this application.

1. Based on the SSVR it is understood and agreed that the new Knor Varkie campsite area has been constructed in an area that was previously cultivated with salt bush, based on available Google Earth imagery in which planting rows can still be seen.
2. Based on the SSVR, and vegetation remaining on the rest of the site it is accepted that the site was likely highly modified before development. It is noted that the EAP or specialist has not indicated whether representative Saldanha Flats Strandveld remains in the areas adjacent to the current development.
3. The estuarine assessment has mostly assessed medium residual impact associated with disturbance and removal of estuarine habitat reduced to low negative residual impact by the implementation among others of rehabilitation measures and invasive alien species control as well as mitigation measures to control point source pollution and waste from operation of the development.
 - 3.1 The estuarine assessment is supported, but a rehabilitation plan for both the estuarine vegetation components and terrestrial vegetation components need to be compiled by a ecological restoration specialist and estuarine specialist, guiding on methodology and implementation of rehabilitation including monitoring, adaptive management, and legislative permit requirements for aspects of rehabilitation such as obtaining seed, among others.
 - 3.2 It is agreed as per the estuarine assessment that the operation of the development and mitigation measures be audited by external independent auditor.
4. No future development should be permitted within the estuarine functional zone.
5. The jetty will require a lease agreement with CapeNature under the Sea-Shore Act of 1935. CapeNature only considers Sea-Shore lease agreements if the jetty is part of an environmental authorisation.

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: 2024.11.27 15:53:41 +02'00'

Land-Use Scientist: Landscape West
Conservation Operations



agriculture, land reform
& rural development

Department:
Agriculture, Land Reform and Rural Development
REPUBLIC OF SOUTH AFRICA

Directorate: Land and Soil Management
Quarantine Station, Polkadraai Road, Stellenbosch, 7599
Tel: 021 809 0284 □ e-mail: LutendoN@dalrrd.gov.za
Enquiries: Lutendo Netshilema Date: 06/11/2024

Enviro- Eap
P O Box 205
Agulhas
7287

Email: johmandie@enviro-eap.co.za

COMPLIANCE NOTICE REF.NO. 14/1/1/E1/9/3/3/0604/19

**RE: COMMENTS ON DRAFT S24G APPLICATION REPORT FOR THE ALLEGED
ILLEGAL DEVELOPMENT OF KNOR VARKIE CAMP SITE, CARAVAN PARK AND
ASSOCIATED FACILITIES ON FARM KLIPHOEK 8/59, VELDDRIF, WESTERN
CAPE**

Department of Agriculture, Land Reform and Rural Development; Directorate: Land and Soil Management administer and implement the Conservation of Agricultural Resources Act, (CARA) 43 of 1983). The Act is regarded as one of the principal Acts governing the protection of agricultural and other natural resources. The main aim of the Act is to control the utilization of natural agricultural resources to ensure the conservation of soil, water and vegetation, as well as the combating of alien and invasive plants. According to Section 1 of the Act, conservation of natural agricultural resources includes the protection, restoration as well as the reclamation thereof.

The objectives of CARA are to provide for the conservation of the natural agricultural resources through maintaining the production potential of the land, combating and prevention of erosion,

preventing the weakening or destruction of the water resources, protecting the vegetation and combating weeds and invader plants.

Background of the project: An informal camping and fishing site was established along the banks of the Berg River on Portion 2 (now Portion 8) of Farm Kliphoek No 59 near Velddrif since at least 1980 (expected to have been established even before then). From August 2019 Mr Gielie Visser (to be referred to as the applicant) rents the applicable property from the Swartjiesbaai Trust (landowner) and during September 2019 the applicant expanded the informal camping site to create a terraced cut and to fill an embankment area to accommodate additional camping and caravan sites. Since then, additional camping sites, ablution and recreational facilities, a restaurant/venue and parking areas have also been added to the facilities.

The land owner is advised to observe and to follow the following requirements and recommendations.

- Rehabilitation requires on-going monitoring and evaluation of the objectives to validate effectiveness techniques and management measures.
 - Topsoil stockpiles should be convex and should not exceed 1.8 metre in height, and if required be covered by anchovy net as necessary to prevent wind erosion.
 - Appropriate and effective storm water management measures should be put in place to ensure that erosion and environmental degradations outside of the proposed development footprint area does not occur, but the storm water measures implemented should not impede storm water flow to such an extent that it is completely stopped.
 - Stormwater discharge flow should be managed and restricted in such a manner that it does not cause erosion.
 - According to Regulation 4, sub-regulation 1 (a) "Every land user shall by means of as many of the following measures as are necessary in his situation, protect the cultivated land on his farm unit effectively against excessive soil loss as a result of erosion through the action of water". Measures that may be applicable is; - a suitable soil conservation work to be constructed and thereafter be
-

maintained in order to divert run-off water from other land or to restrict the run-off speed of run-off water, - the land concerned or sites shall be cultivated in accordance with such methods or be laid out in such a manner that the run-off speed of run-off water is restricted and that the surface movement of soil particles be restricted, - to establishment permanent cover vegetation to prevent soil erosion, - suitable wind breaks shall be constructed or suitable vegetation to be established to serve as a wind break.

- According to Regulation 5, sub-regulation 1 (a) (j) "Every land user shall by means of as many of the following measures as are necessary in his situation, protect the cultivated land on his farm unit effectively against excessive soil loss as a result of erosion through the action of wind: The land concerned shall be cultivated in accordance with such method or be laid out in such manner that the surface movement of soil particles through the action of wind is restricted.
 - According to regulation 4, 5 and 6 of the CARA every land user shall by means of as many as necessary follow measures in his situation, protect the land on his farm unit effectively against excessive soil loss as a result of erosion through the action of water and wind: Measures applicable may include continuous monitoring for signs of soil erosion, repairing, rehabilitation, establishment of indigenous vegetation on dam banks, to construct a suitable soil conservation work and thereafter maintain it in order to divert run-off water from other land or restrict the run-off water if necessary.
 - According to regulation 7 sub-regulation (1) "Subject to the provisions of the water Act 1956 (Act 54 of 1956), and sub-regulation (2) of this regulation, no land user shall utilize the vegetation in vlei, marsh or water sponge or within the flood area of a water course or within 10 metres horizontally outside flood area in a manner that causes or may cause the deterioration of or damage to the natural agricultural resources". It is recommended that a **32m buffer zone** is kept in a natural condition.
 - It is stated in the 24G application report that aliens species exist, such plants need to be controlled and removed annually (on going clearing programs) as they can cause damage to the surrounding natural vegetation. According to
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Conservation of Agricultural Resources Act, (Act 43 of 1983) , Regulation 15E
methods of controlling alien plants are as follow:

- Uprooting; felling; cutting or burning
- Treatment with a weed killer that is registered for use in connection with such plants in accordance with the directions for the use of such
- Biological control carried out in accordance with the stipulations of the Agricultural Pests Act,(Act no 36 of 1983)

Combination of one or more methods mentioned above, and any action taken to control alien plants shall be executed with caution and in a manner that will cause least possible damage to the environment.

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

Yours sincerely



pp. EXECUTIVE OFFICER: Act No 43 OF 1983
Director: Land and Soil Management

Proof of Additional Information Requested by the DEA&DP Rectification as Included in January 2026 Revised S24G Report



**Western Cape
Government**

Department of Environmental Affairs and Development Planning

Mbali Ntshangase

Rectification

Mbali.Ntshangase@westerncape.gov.za | Tel: 021 483 3696

24G Application: 14/2/4/2/1/F1/14/0031/24

ACKNOWLEDGEMENT OF RECEIPT LETTER

The Owner
Knor Varkie Camp
PO Box 11
VELDDRIF
7365

Email: charlotte@afirfoodsolutions.co.za

Cel: 082 460 7810

Attention: Mrs Charlotte Visser

THE 24G APPLICATION FOR THE UNLAWFUL DEVELOPMENT OF KNOR VARKIE CAMP SITE, CARAVAN PARK AND ASSOCIATED FACILITIES ON FARM KLIPHOEK 8/59, VELDDRIF - ACKNOWLEDGEMENT OF RECEIPT OF REPRESENTATION TO THE 2nd PRE-DIRECTIVE REQUESTING SPECIALIST STUDIES DATED 28 JULY 2025.

1. The Pre-Directive dated 28 July 2025 and letter of representations dated 01 August 2025 from your appointed Environmental Assessment Practitioner, Enviro-EAP, as received by this Department on same day has reference.
2. This letter serves as an acknowledgement of receipt of the letter of representations dated 01 August 2025.
3. The letter dated 01 August 2025 indicates that you intend to implement the following:
 - 3.1 To appoint a town planner to provide additional motivation for justification for the development in terms of the integration with the municipal Spatial Development Framework and Integrated Development Plan requirements.
 - 3.2 To appoint a noise specialist to conduct a Noise Impact Assessment to address the potential noise-related concerns associated with the development.
 - 3.3 Following the outcomes of the town planner motivation and Noise Impact Assessment a Revised section 24G application will be compiled and made available to registered interested and affected parties and State Departments for an additional 30-day commenting period.
 - 3.4 Once the 30-day commenting period has been concluded an updated Comments & Response Report will be submitted to this Department for consideration and decision-making.
4. In considering the above and the representations made in your application; you are afforded a period of 3 (three) months from the date of receipt of this letter to submit the revised section 24G application and assessment report.
5. **Please be reminded that in terms of section 24G of the *National Environmental Management Act, 1998 (Act 107 of 1998)* ("NEMA") an applicant is required to pay an administrative fine which may not exceed R5 million, prior to a decision being taken on the 24G application.**

6. In terms of the Section 24G Fine Regulations 2017, Regulation 6(4) "In the event that the applicant fails to pay the fine within the time period specified in the determination, including any extension thereof in accordance with subregulation (2)(b), the application shall lapse, and partial amounts paid to the competent authority, if any, will not be refunded to the applicant".
7. Kindly quote the abovementioned reference number in any future correspondence in respect of this application.



Zaidah Toefy
(53677480)

Digitally signed by
Zaidah Toefy
53677480
Date: 2025.08.04
10:48:30 +02'00'

Mrs Z Toefy

Head of Rectification

Directorate: Environmental Governance

04 August 2025

CC: (1) Johmandie Pienaar (Enviro-EAP)

Email: johmandie@enviro-eap.co.za