

PRE-APPLICATION AND APPLICATION DRAFT BAR PHASES SUMMARY OF THE PUBLIC PARTICIPATION PROCESS

This section of the report is included in compliance with the Regulations. Public participation is an integral part of the EIA process, and affords potentially interested and potentially affected parties (I&APs) an opportunity to participate in the EIA process, or to comment on any aspect of the development proposals.

Other relevant considerations regarding the public participation process being undertaken for this project are that:

- The public participation process being undertaken for this project complies with the requirements of the Regulations.
- The description of the public participation process included in sections below itemises the steps and actions undertaken.

Adverts will be placed in the following newspaper:

- Ons Kontrei on 15 March 2024

GSS in Boland atletiekspan Augsburg spog met Boland atlete

Berig: Mariaan Smuts
Foto: Verskaf

GRAAFWATER: Twaalf atlete van Graafwater Spesiale Skool is opgeneem in die Boland atletiekspan. Die leeders gaan op 15 en 16 Maart aan die Wes-Kaap At-

letiekbyeenkoms in die Paarl deelneem. Die skool wens hulle geluk en sterkte toe met die groot prestasie.



Die 12 leeders wat in die Boland atletiekspan opgeneem is.

Atlete deur na Wes-Kaap

Berig en foto: Verskaf

LUTZVILLE: Na afloop van die Hoërskool Boland Atletiekbyeenkoms wat Vrydag en Saterdag, 1 en 2 Maart plaasge-

vind het, dring **Duncan Vercuul en Jana Agenbach (foto onder)** van Hoërskool Lutzville deur na die Wes-Kaap Byeenkoms wat 15 en 16 Maart plaasvind.

Vercuul is die Bolandkampioen vir seuns O/19 driesprong en Agenbach het 'n afstand van 5 m gespring by die dogters O/15 verspring. Hulle gaan die Bolandspan verteenwoordig in hierdie spesifieke items.

Dit is reeds 'n ongelooflike prestasie om in die Bolandspan opgeneem te word. Die skool is trots op hulle en wens hulle baie sterkte toe met die voorbereiding!



Berig: Mariaan Smuts
Foto: Verskaf

CLANWILLIAM: Twee van Augsburg Landbouginnasium se leeders is opgeneem in die Bolandspan wat aan die Wes-Kaap Kampioenskappe gaan deelneem. Baie geluk aan **Donné de Beer**, dogters O/10 gewigstoot en **Zandré Nel**, seuns O/19 spiesgooi.



Donné de Beer en Zandré Nel.

Ruiter maak opslae by skou

Berig en foto: Verskaf

LUTZVILLE: Corné van Niekerk 'n graad 11 leerder van Hoërskool Lutzville het 24 tot 26 Februarie aan die Williston Landboukou deelgeneem.

Hy was deel van die beste drawwer-klas waar hy teen sterk opponente deelgeneem het. Sy Stap/Draf-klas het 12 deelnemers gehad en hy behaal 'n besonderse eerste plek. Met junior (onder 5 jaar oud) perde het hy aan 'n O/18 klas deelgeneem en 'n eerste plasing gekry. Die skool wens hom baie geluk.



Corné van Niekerk tydens die Williston Skou.

LORWU
LAER OLIFANTSRIVER
WATERGEBRUKERSVERENIGING

BETREKKINGS
ALGEMENE WERKERS x 3

Geskikte aansoek word ingewag vir die volgende poste wat twee funksies bestaan uit:

Doel van Pos: Onderhou en instandhouding aan kanale en strukture.

Minimum veresetes:

- Graad 8 (Standaard 6)
- Moet fisies gesond wees

Aansoekers moet verder aan die volgende eien-skappe en veresetes voldoen:

- Moet handvaardig wees
- Van sobere gewoontes wees
- Goelie vortige verwyssings kan voorlê

Sluitingsdatum: 22 Maart 2024

Die vergoedingspakette sluit in 'n mededingende salaris, verpligte pensioenfonds, opsionele persoonlike mediese fondse en 'n 13de tjek.

Die Laer Olifantsrivier Watergebruikersvereniging (LORWV) is 'n werkgewer wat gelike geleentheid en regsstellende aksie toepas.

Rig navae en volledige aansoek per Curriculum Vitae (CV) aan die Menslike Hulpbronne Bestuurder Mv E Engelbrecht, LORWV, Privaatsak X1, Vredendal, 8160. Tel. (027) 213 2043/4, Faks 086 485 7327, E-pos: elliae@lorwua.co.za

Korrespondensie sal slegs met kortlys kandidate geskied. Alle ander applikante moet hul aansoek as onsuksesvol aanvaar sou geen terugvoering binne 2 weke na sluiting van die pos ontvang word nie.

PUBLIC PARTICIPATION PROCESS
APPLICATION IN TERMS OF THE NEMA EIA REGULATIONS,
2014 (AS AMENDED)

DEA&DP REFERENCE NUMBER: 16/3/3/6/7/1/F2/3/2023/24

Notice of a Public Participation Process (PPP) is hereby given in terms of 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) and National Water Act (30 days registration and 30 days availability of report to comment = National Water Act 60 days requirement). This notice also serves to inform the public that a draft Basic Assessment process will be followed and that the draft reports and its Appendices 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). **TAKE NOTE THIS WILL ONLY BE AVAILABLE ON THE WEBSITE WHEN YOU AS A REGISTERED INTERESTED AND AFFECTED PARTY GET NOTIFICATION FROM ENVIRO-EAP THAT IT IS AVAILABLE.** Notice is given of the public participation process commenced by Cadenberg Municipality for the Citrusdal Housing Development on Erf 3677, 3680 and 3617, Citrusdal. The development will consist of Erf 3677 with a total development footprint of ±3.3282ha; 8 Residential zone zone 2 erven with an average erf size: ±120m²; 2 General Residential Zone 2 erven; 2 Business Zone 2 erven; 2 Transport Zone 2 erven; Erf 3677 and 3680 with a total development footprint of ±4.2792ha; 152 Residential zone zone 2 erven with an average erf size: ±120m²; 6 Open space Zone 1 erven; Transport Zone 2 erven. Erf 3617 with a total development footprint of ±19.6065ha; 903 Residential zone zone 2 erven with an average erf size: ±120m²; 11 Open Space Zone 1 erven; 1 Community Zone 2 (church) erf; 1 Community Zone 1 (crèche) erf; 1 Community Zone 1 (community center) erf; 1 Business Zone 2 erven; Transport Zone 2 erven with a development footprint of ±27.2115ha.

Location: The properties will be access via Voortrekker street.

Listed Activities: The application process for Environmental Authorization will follow a Basic Environmental Impact Assessment process. The proposed development constitutes Listed Activities 9, 10, 12, 19, 24, 27 and 28 of Listing Notice 1 of the EIA Regulations, 2014 (as amended) and Listed Activities 4 and 12 of Listing Notice 3 of the EIA Regulations, 2014 (as amended).

Procedure: A Basic Impact Assessment procedure will be applied to the application.

Exemption: No application for any exemption is sought.

Opportunity to participate: Interested and Affected Parties are invited to register their interest in the process or provide written comments to Enviro-EAP (Nicolaas Hanekom (EAP)) within **30 days** of this notice. 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. Further information can be obtained from the contact person indicated in this notice.

Contact person: Nicolaas Hanekom (EAP)
School Street 2, Agulhas, 7287
Call: 076 963 6450
Fax: 086 435 4691
Email: admin@enviro-eap.co.za

VACANCY

Cape Lime Vredendal has a vacancy for: **Sales Clerk**

Minimum Qualifications / Experience

- Grade 12
- Business Administration or Bookkeeping certificate will be advantageous
- Valid driver's license
- Microsoft: windows, weightbridge operational systems, time keeping
- Minimum 1 year in a similar role, experience on a mining site will be advantageous

Physical Requirements

- Disciplined individual that has excellent time keeping skills, good record of work attendance and sober habits
- Must be willing to work overtime as and when required to do so
- Excellent communication skills, written and oral in English, ability to understand and communicate in Afrikaans can be advantageous
- Must be neat and tidy and able to maintain good housekeeping in your work area
- Ability to establish and maintain good client relationships, both internally and externally at all levels.

Duties and responsibilities

- Accurately weighing all incoming and outgoing vehicles, via use of weighbridge software (Winbridge point of Sale)
- Ensuring compliance with road ordinance laws
- Ensuring accurate and comprehensive documentation, cash sales management and record keeping
- Coordinating and scheduling the delivery of products to customers
- Generating customer invoices, and delivery notes
- Assisting customers with enquiries, at the reception and telephonically
- Maintaining database and spreadsheets as required
- Reporting of any job role related challenges to management
- Completing and sending of reports for the previous day to the regional office
- Adhering to all SHE rules and regulations related to the mining site
- Performing and reasonable ad-hoc tasks requested by management

The candidate must be medically fit in terms of the Mine Health and Safety Act and the company standards for medical fitness.

Closing date: 28 March 2024

Please forward your application to: direcut@afrimat.co.za

Should you not hear from us within 15 days of the closing date, please consider your application as being unsuccessful.

Afrimat is committed to fair and ethical recruitment practices that sustains consistent delivery towards diversity and inclusion, effective performance and job engagement.

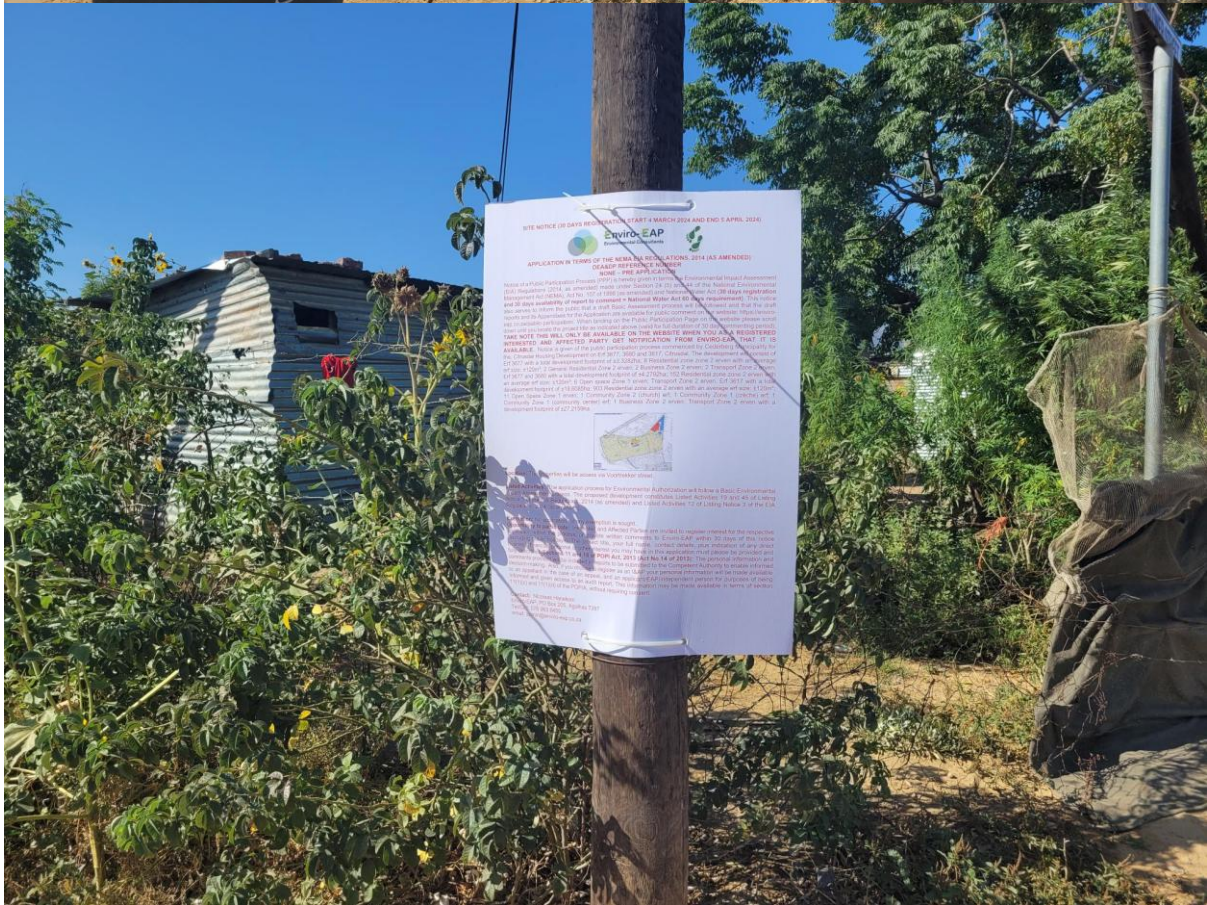
Only short-listed candidates will be contacted. The Company reserves the right not to make an appointment.

The notice board was placed on site on 3 March 2024









Site Notice location map



The draft Basic Assessment Report was emailed to the following key Departments.

STAKEHOLDER	CONTACT PERSON	EMAIL ADDRESS
DEA&DP: Development Management Private Bag X9086 Cape Town 8000	The Director Region 1 Mr. Zaahir Toefy	DEADP EIA Admin <DEADPEIAAdmin@westerncape.gov.za>
CapeNature Private Bag X5014 Stellenbosch 7599	Mr. Marius Wheeler Ismat Adams	mwheeler@capenature.co.za iadams@capenature.co.za
DEA&DP: Pollution and Chemicals Management Private Bag X9086 Cape Town 8000	Ms. Arabel McClelland	Arabel.McClelland@westerncape.gov.za
DEA&DP: Waste Management Private Bag X9086 Cape Town 8000	Mr. Saliem Haider	Saliem.Haider@westerncape.gov.za

Department of Agriculture, Western Cape: Land Use Private Bag X1 Elsenburg 7607	Cor van der Walt	landuse.elsenburg@elsenburg.com
Department of Water and Sanitation Private Bag X16 Sanlamhof 7532	Mrs. Nelissa Nbobeni Mr. Warren Dreyer	ndobenin2@dws.gov.za DreyerW@dws.gov.za VisserK@dws.gov.za NieuwoudtR@dws.gov.za TorchT@dws.gov.za
Heritage Western Cape Private Bag X9067 Cape Town 8001	CEO Heritage Western Cape	Ceoheritage@westerncape.gov.za
Cederberg Municipality	Municipal Manager Mayor Ward Councillors	mm@cederberg.gov.za gerritm@cederberg.gov.za dannej@cederberg.gov.za
West Coast District Municipality PO Box 242 Moorreesburg 7380	The Municipal Manager / Mayor / Ward Councillors	westcoastdm@wcdm.co.za
Department: Transport and Public Works Western Cape Government PO Box 2603 Cape Town 8000	Head of Department	'HOD.TransportPublicWorks@westerncape.gov.za'

And registered I&AP'S

No registered I&AP's to date.

Notices were sent via the municipal officials during the rezoning application to all neighbours and occupiers of land adjacent. Neighbours notification of the rezoning application must be send to all neighbours by the municipality. The attached site notice was included in the neighbours notices send all neighbour. The notice requested them to register as Interested and Affective Parties (I&APs) and invited them to provide written comments together with the above 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 below within 30 days from the date of this notice. The notice also requested the owner to inform all persons residing on the property.

Neighbours notices (refer to below) send via municipal confirmed addresses and detail was send on via registered mail on 15 march 2024.



SWELLENDAM
POST OFFICE - 6740

2024-03-15

NEIGHBOURS NOTICE
APPLICATION IN TERMS OF THE NEMA EIA REGULATIONS, 2014 (AS AMENDED) AND
WATER USE LICENCE APPLICATION FOR THE PROPOSED RIVER'S END FARM RESORT
DEVELOPMENT ON PORTION 6 OF FARM NO. 641, SPRINGFONTEIN, CALEDONIA RIVER 1
DEA&DP REFERENCE NO: 16/3/3/6/7/1/E4/5/1226/23

Contact Details	Proof	Proof
F FRANSMAN 34 and 30 LEMON STREET CITRUSDAL 7340	INTERNATIONAL INSURED PARCEL CV 003 260 415 ZA A BOOK COPY	
C OWIES 32 LEMON STREET CITRUSDAL 7340	INTERNATIONAL INSURED PARCEL CV 003 260 469 ZA A BOOK COPY	
M RUITERS 28 LEMON STREET CITRUSDAL 7340	INTERNATIONAL INSURED PARCEL CV 002 746 815 ZA A BOOK COPY	
S ARENDSE 26 LEMON STREET CITRUSDAL 7340	INTERNATIONAL INSURED PARCEL CV 002 746 798 ZA A BOOK COPY	
P DIRKS 24 LEMON STREET CITRUSDAL 7340	INTERNATIONAL INSURED PARCEL CV 002 746 909 ZA A BOOK COPY	
J & FM BANIES 23 LEMON STREET CITRUSDAL 7340	INTERNATIONAL INSURED PARCEL CV 002 746 807 ZA A BOOK COPY	
D FRANSMAN 9 MARMALADE STREET CITRUSDAL 7340	INTERNATIONAL INSURED PARCEL CV 002 746 869 ZA A BOOK COPY	
J BEUKES 25 VIEW CLOSE CITRUSDAL 7340	INTERNATIONAL INSURED PARCEL CV 002 746 841 ZA A BOOK COPY	
M RUITERS 71 VIEW CLOSE CITRUSDAL 7340	INSURED PARCEL PA 482 031 246 ZA A BOOK COPY	
C VAN ROOI 36 EMPOLWENI STREET CITRUSDAL 7340	INSURED PARCEL PA 482 031 229 ZA A BOOK COPY	
L & J KOOPMAN 12 VIEW CLOSE CITRUSDAL 7340	INSURED PARCEL PA 482 031 201 ZA A BOOK COPY	
W TITUS		

Proof

REGISTERED LETTER
GEREGISTREERDE BRIEF
(With an insurance option/n' versekeringsopsie)

Post Office

Full tracking and tracing/Volledige volg en spoor
 Addressed to/Geadresseer aan

30 Kelly plus
Enviro-EAP

Postcode

Insured value of contents
 Versekerde waarde van inhoud R

Enquiries/Navrae
 Toll-free number
 0800 111 502

Affix Track and Trace
 customer copy

Plate Volg-en-Spoor-
 klentelistskrif

Initial of
 accepting
 officer

Date stamp
 2024-03-15

Paraat Van
 aangaem-
 beampte

Datumstempel

Postage paid R
 Service fee/Diensgeld R
 Insurance/Verskering R
 Total/Totaal R

701281

24 VIEW CLOSE CITRUSDAL 7340	INSURED PARCEL PA 482 031 232 ZA A BOOK COPY	
G & H MULLER 26 VIEW CLOSE CITRUSDAL 7340	INSURED PARCEL PA 482 031 215 ZA A BOOK COPY	
P RUITERS 25 EMPOLWENI STREET CITRUSDAL 7340	INSURED PARCEL PA 482 031 144 ZA A BOOK COPY	
M FORTUIN 12 SUNFLOWER STREET CITRUSDAL 7340	INSURED PARCEL PA 482 031 158 ZA A BOOK COPY	
S DANSTER 4 VIEW CLOSE CITRUSDAL 7340	INSURED PARCEL PA 482 031 161 ZA A BOOK COPY	
PG & E MOTHETHETHO 8 VIOLET CLOSE CITRUSDAL 7340	INSURED PARCEL PA 482 031 189 ZA A BOOK COPY	
A TITTIES 10 VIOLET CLOSE CITRUSDAL 7340	INSURED PARCEL PA 482 031 192 ZA A BOOK COPY	
D & A SNYERS 12 VIOLET CLOSE CITRUSDAL 7340	INSURED PARCEL PA 482 031 175 ZA A BOOK COPY	
W & K BASSON 14 VIOLET CLOSE CITRUSDAL 7340	INSURED PARCEL PA 482 031 100 ZA A BOOK COPY	
J BEZUIDENHOUT 15 VIOLET CLOSE CITRUSDAL 7340	INSURED PARCEL PA 482 031 113 ZA A BOOK COPY	
G RUITERS 13 VIOLET CLOSE CITRUSDAL 7340	INSURED PARCEL PA 482 031 127 ZA A BOOK COPY	
JH & S DIRKSE 11 VIOLET CLOSE CITRUSDAL 7340	INSURED PARCEL PA 482 031 135 ZA A BOOK COPY	
S & L LOF 9 VIOLET CLOSE CITRUSDAL 7340	INSURED PARCEL PA 482 031 087 ZA A BOOK COPY	
G & M FRANSMAN 7 VIOLET CLOSE CITRUSDAL 7340	INSURED PARCEL PA 482 031 095 ZA A BOOK COPY	
KW ADAMS 5 VIOLET CLOSE	INSURED PARCEL PA 482 031 060 ZA A BOOK COPY	

REGISTERED LETTER
GEREGISTREERDE BRIEF
(with an insurance option/inet 'n versekeringsopsie)
Post Office

Full tracking and tracing/Volledige Volg en spoor
Addressed to/Geadresseer aan

30 Bekky plus
En vira - CAPT Postcode

The value of the contents of this letter is as indicated and compensation is not payable for a letter received unconditionally. Compensation is limited to R100.00. No compensation is payable for a letter unless it is insured. Optimal insurance up to R2 000.00 is available and applies to domestic registered letters only.
Die waarde van die inhoud van hierdie brief is soos aangedui en vergoeding sal nie betaal word vir 'n brief wat sonder voorbehoud ontvang is. Vergoeding is beperk tot R100.00. Geen vergoeding is sonder dekking ontvang. Optimaal versekering tot R2 000.00 is beskikbaar en toepaslik op binnelandse geregisterde briewe van toepassing.

Postage paid R
Service fee/Diensgeld R
Insurance/Verserking R
Total/Totaal R

Insured value of contents
Versekerde waarde van inhoud R

Enquiries/Navrae
Toll-free number
Tollvrynommer
0800 111 502

Affix Track and Trace
customer copy

Plate Volg-en-Spoor-
klentyskrif

Parat Van
aanvaam-
beantje

Initiaal of
aanspreker
of/ter

Date stamp
Dated
03-15
201281

COMMERCIAL BANK OF SOUTH AFRICA
DATE 03-15
OFFICE - 6740

CITRUSDAL 7340		
K & R DIRKSE 15 SUNFLOWER STREET CITRUSDAL 7340	INSURED PARCEL PA 482 031 073 ZA A BOOK COPY	
W WITBOOI 54 VICKY ZIMRI STREET CITRUSDAL 7340	INSURED PARCEL PA 482 031 042 ZA A BOOK COPY	
M SCHEWBU 71 VICKY ZIMRI STREET CITRUSDAL 7340	INSURED PARCEL PA 482 031 056 ZA A BOOK COPY	
PETERSFIELD TRUST PO BOX 36 CITRUSDAL 7340	INSURED PARCEL PA 482 030 909 ZA A BOOK COPY	

REGISTERED LETTER
GEREGISTREERDE BRIEF

Post Office
(with an insurance option/nut 'n versekeringsopsie)

Full tracking and tracing/Volledige volg-en spoor

Addressed to/Geadresseer aan

30 klaty plus
ENVIRO-CAFÉ

Postcode
Postkode

The value of the contents of this letter is an insured and compensation is not applied for a letter received unconditionally. Compensation is limited to R100 000. No compensation is payable, whether documentary proof. Optional insurance of up to R2 000 000 is available and applies to domestic registered letters only.

Die waarde van die inhoud van hierdie brief is geses aangetel en vergoeding sal nie betaal word vir ontvangte onvoorwaardelik. Vergoeding is beperk tot R100 000. Geen vergoeding is betaalbaar, ofwel dokumentêre bewys. Opsionele versekering van tot R2 000 000 is beskikbaar en slegs op binnelandse geregistreerde briewe van toepassing.

Postage paid R
Service fee/Diensgeld R
Insurance/Verskering R
Total/Totaal R

Insured value of contents
Versekerde waarde van inhoud R

Enquiries/Navrae
Toll-free number
0800 111 502

Affix Track and Trace
customer copy

Plate Volg-en-Spoor-
klantekopie

Initial of
accepting
officer

Date stamp
2024-03-15

Paraf Van
aanneem-
beampte

Datumstempel

761261

POST OFFICE - 6740

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 notified about the project by:

1. Fixing three notice boards at the boundary of the site in compliance with the Regulations. All relevant and required information was displayed on the notice board. The notice board contained the following minimum information (Size of Board 89 x 42 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.
2. Giving written notice to owners and occupiers of land 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.
3. Placing an advertisement in a local newspaper in compliance with the Regulations. Advert was placed in the *Ons kontrei* notifying the public of the development and inviting them to register as Interested and Affected Parties within 30 days.
4. Lists of Identified and Registered Interested and Affected Parties
This section of the report is included in compliance with the Regulations. 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 were included. A Comments and Response Report from registered I&AP's will be included.
5. Workshop with Key Role players
No workshops were held.

Proof of sending per-application draft BAR

Nicolaas Hanekom

From: Nicolaas Hanekom
Sent: Friday, November 22, 2024 4:15 PM
To: DEADP EIA Admin; Marei Phakwago; Marius Wheeler; 'Ismat Adams'; 'Arabel McClelland'; Saliem Haider; landuse.elsenburg@elsenburg.com; Ndobeni Nelisa (BVL); Dreyer Warren <DreyerW@dws.gov.za> (DreyerW@dws.gov.za); VisserK@dws.gov.za; 'Nieuwoudt Rassie (BVL)'; TorchT@dws.gov.za; mm@cederberg.gov.za; Gerrit Matthyse; 'Danne Joubert'; Adriaan Neethling; 'Shirley-Ann Mouton'; 'Hilton Wilson'; 'Lizel Parring'; Priscilla.VanAs@westerncape.gov.za; HOD.TransportPublicWorks@westerncape.gov.za; westcoastdm@wcdm.co.za; Ceoheritage; corvdw@elsenburg.com; Brandon Layman; Johmandie Pienaar; Nicolaas Hanekom
Cc: Admin; Belinda Swartland
Subject: AVAILABILITY OF PRE-APPLICATION DRAFT BAR FOR COMMENT. DEA&DP REFERENCE NUMBER: 16/3/3/6/7/1/F2/3/2023/24. THE PROPOSED CITRUSDAL HOUSING DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON ERVEN 3677 AND 3617 AND RESERVOIR ON FARM NR: RE/4/555 (NEXT TO EXISTING

**AVAILABILITY OF PRE-APPLICATION DRAFT BAR FOR COMMENT.
THE PROPOSED CITRUSDAL HOUSING DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON ERVEN 3677 AND 3617 AND RESERVOIR ON FARM NR: RE/4/555 (NEXT TO EXISTING RESERVOIR, CITRUSDAL
DEA&DP REFERENCE NUMBER: 16/3/3/6/7/1/F2/3/2023/24
DATED NOVEMBER 2024**

Dear Key departments

This email serves as a notification of the availability of the pre-application Draft BAR and appendices for **30-day** commenting period. Please take note of the details below which set out: - (1) How you can access the pre-application Draft BAR and appendices, (2) the commenting period and deadline for the submission of comments, and (3) how to submit of comments.

The pre-application Draft BAR and appendices are accessible via: -

- (i) electronic download on our website at: <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 or during the full commenting period**).
- (ii) The report and appendixes can be downloaded using the following share link [Send-Pre-Application-Draft-BAR](#)

(2) COMMENTING PERIOD ON THE PRE-APPLICATION DRAFT BAR AND APPENDICES AND DEADLINE FOR COMMENTS SUBMISSION

The commenting period of the Final S24G application report and appendixes is **30 days EXCLUDING PUBLIC HOLIDAYS AND THE PERIOD FROM 15 DECEMBER 2024 TO 5 JANUARY 2025**, starting from the **25 November 2024** ending on the **15 January 2025**. Your comments on the pre-application Draft BAR and appendixes must be provided within the regulatory 30-day commenting period or by no later than the **15/01/2025**.

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 BAR and appendixes on this date **22 November**

2024, commenting period commence on 25 November 2024. As such all RI&APs and Stakeholders are considered to be "in possession" of the pre-application Draft BAR and appendices from the date of electronic notification.

(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: Nicolaas Hanekom

Email: admin@enviro-eap.co.za

I trust the above is in order, kindly acknowledge receipt.

Vriendelike Groete / Kind regards

Nicolaas Hanekom
Director. Enviro-EAP
Pri Sci Nat (Ecology) 400274/11
Registered Environmental Assessment Practitioner: 2020/1146

Contact number: 076 963 6450

School str 2
Agulhas
South Africa
7287



TABLE 1: LIST OF KEY DEPARTMENTS & POTENTIAL INTERESTED AND AFFECTED PARTIES

STAKEHOLDER	CONTACT PERSON	TELEPHONE	FAX NUMBER	EMAIL ADDRESS
COMPETENT AUTHORITY				
DEA&DP: Development Management Private Bag X9086 Cape Town 8000	The Director Region 1 Mr. Zaahir Toefy	021 483 3763	021 483 4372	DEADP EIA Admin <DEADPEIAAdmin@westerncape.gov.za>
KEY DEPARTMENTS				
CapeNature Private Bag X5014 Stellenbosch 7599	Mr. Marius Wheeler Ismat Adams	021 866 8000	021 866 1523	mwheeler@capenature.co.za 'iadams@capenature.co.za
DEA&DP: Pollution and Chemicals Management Private Bag X9086 Cape Town 8000	Ms. Arabel McClelland	021 483 2752	021 483 3254	Arabel.McClelland@westerncape.gov.za
DEA&DP: Waste Management Private Bag X9086 Cape Town	Mr. Saliem Haider	021 483 2728	021 483 4425	Saliem.Haider@westerncape.gov.za

8000				
Department of Agriculture, Western Cape: Land Use Private Bag X1 Elsenburg 7607	Cor van der Walt	021 808 5099	021 808 5092	landuse.elsenburg@elsenburg.com
Department of Water and Sanitation Private Bag X16 Sanlamhof 7532	Mrs. Nelissa Nbobeni Mr. Warren Dreyer	021 94 16140	021 941 6077	ndobenin2@dws.gov.za DreyerW@dws.gov.za VisserK@dws.gov.za NieuwoudtR@dws.gov.za TorchT@dws.gov.za
Heritage Western Cape Private Bag X9067 Cape Town 8001	CEO Heritage Western Cape	021 483 9543	021 483 9842	Ceoheritage@westerncape.gov.za
Cederberg Municipality	Municipal Manager Mayor Ward Councillors			mm@cederberg.gov.za gerritm@cederberg.gov.za danej@cederberg.gov.za
West Coast District Municipality PO Box 242 Moorreesburg 7380	The Municipal Manager / Mayor / Ward Councillors	022 433 8400	086 692 6113	westcoastdm@wcdm.co.za

Department: Transport and Public Works Western Cape Government PO Box 2603 Cape Town 8000	Head of Department	021 483 2180	021 483 2166	'HOD.TransportPublicWorks@westerncape.gov.za'
--	--------------------	-----------------	-----------------	---

TABLE 2: LIST OF KEY DEPARTMENTS AND REGISTERED INTERESTED & AFFECTED PARTIES

STAKEHOLDER	CONTACT PERSON	TELEPHONE	FAX NUMBER	EMAIL ADDRESS
COMPETENT AUTHORITY				
DEA&DP: Development Management Private Bag X9086 Cape Town 8000	The Director Region 1 Mr. Zaahir Toefy	021 483 3763	021 483 4372	DEADP EIA Admin <DEADPEIAAdmin@westerncape.gov.za>
KEY DEPARTMENTS				
CapeNature Private Bag X5014 Stellenbosch 7599	Mr. Marius Wheeler Ismat Adams	021 866 8000	021 866 1523	mwheeler@capenature.co.za 'iadams@capenature.co.za

DEA&DP: Pollution and Chemicals Management Private Bag X9086 Cape Town 8000	Ms. Arabel McClelland	021 483 2752	021 483 3254	Arabel.McClelland@westerncape.gov.za
DEA&DP: Waste Management Private Bag X9086 Cape Town 8000	Mr. Saliem Haider	021 483 2728	021 483 4425	Saliem.Haider@westerncape.gov.za
Department of Agriculture, Western Cape: Land Use Private Bag X1 Elsenburg 7607	Cor van der Walt	021 808 5099	021 808 5092	landuse.elsenburg@elsenburg.com
Department of Water and Sanitation Private Bag X16 Sanlamhof 7532	Mrs. Nelissa Nbobeni Mr. Warren Dreyer	021 94 16140	021 941 6077	ndobenin2@dws.gov.za DreyerW@dws.gov.za VisserK@dws.gov.za NieuwoudtR@dws.gov.za TorchT@dws.gov.za
Heritage Western Cape Private Bag X9067	CEO Heritage Western Cape	021 483 9543	021 483 9842	Ceoheritage@westerncape.gov.za

Cape Town 8001				
Cederberg Municipality	Municipal Manager Mayor Ward Councillors			mm@cederberg.gov.za gerritm@cederberg.gov.za danej@cederberg.gov.za
West Coast District Municipality PO Box 242 Moorreesburg 7380	The Municipal Manager / Mayor / Ward Councillors	022 433 8400	086 692 6113	westcoastdm@wcdm.co.za
Department: Transport and Public Works Western Cape Government PO Box 2603 Cape Town 8000	Head of Department	021 483 2180	021 483 2166	'HOD.TransportPublicWorks@westerncape.gov.za'
Department of Infrastructure	Head of department			Priscilla van As <Priscilla.VanAs@westerncape.gov.za>

TABLE 3: COMMENTS AND RESPONSES TABLE – PRE-APPLICATION DRAFT BAR

STAKEHOLDER/IAP	DATE	COMMENT	RESPONSE
Department of Environmental Affairs and Development Planning Kabelo Phakwago Development Management	Letter dated 27 February 2024	<p>ACKNOWLEDGEMENT OF RECEIPT AND COMMENT ON THE NOTICE OF INTENT (“NOI”) TO SUBMIT AN APPLICATION FORM FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) (“NEMA”) AND THE ENVIRONMENTAL IMPACT ASSESSMENT (“EIA”) REGULATIONS, 2014 (AS AMENDED) WITH RESPECT TO THE PROPOSED CITRUSDAL HOUSING DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON ERVEN 3677, 3680 AND 3617, CITRUSDAL</p> <p>1. The Notice of Intent (“NOI”) Form, Screening Tool Report (dated 15 January 2024) and supporting documentation, received by the Department via electronic mail correspondence on 15 January 2024, refer.</p> <p>2. This serves to acknowledge receipt of the NOI and supporting documentation by the Department.</p> <p>3. Based on the information provided by you, it is noted that the proposed development comprises the following:</p> <p>3.1. The Citrusdal Housing Development and associated infrastructure will comprises of residential, business, transport, open space, and community zones with a development footprint of approximately 27.2159 hectares on Erven 3677, 3680 and 3617, Citrusdal.</p> <p>3.2. The site is currently zoned Agriculture 1 and located outside an Urban area.</p> <p>3.3. The zones of the Citrusdal Housing Development will comprise of the following:</p> <p>3.3.1. Erf 3677, Citrusdal will comprise of approximately 8 Residential Zone 2 Erven, 2 General Residential Zone 2 Erven,</p>	<p>Noted.</p> <p>Noted. Correct.</p> <p>Noted.</p> <p>Noted.</p> <p>Correct. Take note that the activity description is updated to include a 3MI reservoir.</p>

		<p>2 Business Zone 2 Erven and 2 Transport Zone 2 Erven on a development footprint of approximately 3.3282 hectares.</p> <p>3.3.2. Erven 3677 and 3680, Citrusdal will comprise of approximately 152 Residential Zone 2 Erven, 6 Open Space Zone 1 Erven and Transport 2 Erven on a development footprint of approximately 4.2792ha.</p> <p>2 3.3.3. Erf 3617, Citrusdal will comprises of approximately 903 Residential Zone 2 Erven, 11 Open Space Zone 1 Erven, 1 Community Zone 2 (church) Erf, 1 Community Zone 1 (creche) Erf, 1 Business Zone 2 Erven and Transport Zone 2 Erven on a development footprint of approximately 19.6085ha.</p> <p>3.4. According to available GIS/Mapping Tools, the following must be noted:</p> <p>3.4.1. The proposed development site comprises of existing buildings and associated infrastructure. Please provide clarification regarding this in subsequent reports.</p> <p>3.4.2. The site falls within the Terrestrial Critical Biodiversity Areas (“CBAs”) and Ecological Support Areas (“ESA”). However, according to the NOI, the site is not located within any CBAs and approximately 2 hectares is incorrectly mapped as ESA1. This Directorate requests that a Botanical Specialist resolves this conflict and reports on this in subsequent reports.</p> <p>3.4.3. Additionally, the site contains Citrusdal Shale Renosterveld, categorised as a Critically Endangered ecosystem and Leipoldtville Sand Fynbos, categorised as an Endangered ecosystem in terms of the National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004) (“NEM:BA”), List of Threatened Ecosystems in Need of Protection, November 2022. Consequently, approximately 2.5 hectares of Citrusdal Shale Renosterveld</p>	<p>Correct.</p> <p>Noted.</p> <p>Noted. Please refer to Terrestrial Biodiversity and Aquatic Biodiversity Assessment reports included as Append G in Pre-Application draft BAR for more detail and clarity.</p> <p>Noted. Please refer to Terrestrial Biodiversity and Aquatic Biodiversity Assessment reports included as Append G in Pre-Application draft BAR for more detail and clarity.</p>
--	--	--	---

	<p>and Leipoldtville Sand Fynbos will be cleared for the proposed Citrusdal Housing Development.</p> <p>3.4.4. It is noted that the site is located within the 32m of a non-perennial watercourse. Additionally, the Cape Farm Mapper indicates that the site is within the CBA 1: Aquatic, CBA 2: Wetland and Floodplain. Therefore, kindly obtain specialist input on maintaining a sufficient buffer between the wetland and the development boundary.</p> <p>3.5. It is noted that according to Google Earth TM historical imagery, the site was previously used for agricultural purposes until approximately 2013. This Directorate is of the opinion that since the site has not been cleared within the preceding ten (10) years, the site has reverted back to its original state.</p> <p>3.6. Please be reminded of the definition of Indigenous vegetation, which states that indigenous vegetation is “vegetation consisting of indigenous plant species naturally occurring in an area, regardless of the level of alien infestation and where the topsoil has not been lawfully disturbed during the preceding ten years.”</p> <p>4. National Sector Classification Categories This Directorate notes that seven (7) National Sector Classification categories were selected for this development proposal in the NOI form. The National Sector Classification List must be limited to the selection of one (1) main sector for the proposed development, which will be the same sector indicated in the DEA Screening Tool.</p> <p>5. Listed Activities 5.1. The Department has reviewed the information contained in the NOI form and hereby confirms that Listed Activities 9, 12, 19, 24, 27 and 28 of Listing Notice 1, and Listed Activities 4 and 12 of Listing Notice 3 of the EIA Regulations, 2014 (as amended) are applicable to the development proposal.</p>	<p>Correct. Noted. Please refer to Terrestrial Biodiversity and Aquatic Biodiversity Assessment reports included as Append G in Pre-Application draft BAR for more detail and clarity.</p> <p>Correct. Correct. Noted. Please refer to Terrestrial Biodiversity and Aquatic Biodiversity Assessment reports included as Append G in Pre-Application draft BAR for more detail and clarity. Take note that the vegetation on site was assessed (refer to Terrestrial Biodiversity Assessment) and have a low Ecological Sensitivity.</p> <p>Noted. Please refer to updated screen tool report for more detail and only one was selected being transformation of land from indigenous vegetation.</p> <p>Noted. Take note that due to the need to expand and built a 3MI reservoir, Listing Notice 3, Activity 2 was added as listed activity and will be included when the formal EA application is submitted. This listed activity was assessed. Please refer to pre-application draft BAR for more detail. The development includes upgrade and new sewerage infrastructure, but the listed activity is not trigger.</p>
--	---	---

	<p>5.2. Should the proposed development include the development of infrastructure exceeding 1 000 metres in length for the bulk transportation of sewage, effluence, process water, waste water, return water, industrial discharge or slimes, the applicability of Listed Activity 10 of Listing Notice 1 of the EIA Regulations, 2014 (as amended) must be confirmed.</p> <p>5.3. You are hereby advised that only those Listed Activities applied for in terms of the EIA Regulations, 2014 (as amended) will be considered for authorisation.</p> <p>5.4. The onus is on the proponent to ensure that the above applicable Listed Activities are applied for and assessed, as part of the pre-application and the formal EIA application processes. Failure to include any applicable Listed Activity may invalidate the application.</p> <p>6. Heritage Resources</p> <p>6.1. It is noted that the development proposal may trigger Section 38(1) of the National Heritage Resources Act, 1999 (Act No. 25 of 1999) (“NHRA”).</p> <p>6.2. A Notice of Intent to Develop (“NID”) must be submitted to Heritage Western Cape (“HWC”). A copy of the NID must be appended to the pre-application BAR submitted to the Department.</p> <p>6.3. The Record of Decision (“RoD”) from Heritage Western Cape must be appended to the final report submitted for decision-making to the Department.</p> <p>7. Water Use License Application (“WULA”)</p> <p>7.1. It is noted that the Erven and roads will be within the 100m and 500m of a wetland. Therefore, a General Authorisation or a WULA will be required for the development proposal.</p>	<p>Although it is longer than 1000m, the with an internal diameter of the pipe does not exceed 0,36 metres or more; neither is the peak throughput of 120 litres per second or more exceeded. The flow is less than 120l/second. Noted.</p> <p>Noted.</p> <p>Noted. Correct. HWC already confirm that no HIA is needed. Please refer to HWC comment below.</p> <p>NID submitted is attached as Appendix in pre-application BAR.</p> <p>Noted. Please refer to comment below.</p> <p>Correct. Application process proof will be included when formal application is submitted.</p>
--	--	---

	<p>7.2. You are advised that the Standard Operating Procedure (“SOP”) between the Department and the National Department of Water and Sanitation (“DWS”), which came into effect on 1 July 2017, must be complied with.</p> <p>7.3. In terms of the Agreement for the One Environmental System (Section 50A of the NEMA and Sections 41(5) and 163A of the National Water Act, 1998 (Act No. 36 of 1998) (“NWA”)) the processes for a WULA and for an EIA must be aligned and integrated with respect to the fixed and synchronised timeframes, as prescribed in the EIA Regulations, 2014 (as amended), as well as the WULA Regulations of 2017.</p> <p>7.4. A water use application request must be submitted to the National DWS to determine whether a General Authorisation or WULA in terms of the NWA is required. Proof of the submission of the WULA to the DWS must be included in the Application Form.</p> <p>8. Screening Tool Report, the Protocols, Site Sensitivity Verification Report and Specialist Assessment</p> <p>8.1. Screening Tool Report</p> <p>8.1.1. This Directorate notes that the Screening Tool Report (dated 15 January 2024) has identified a number of specialist studies to be conducted. A motivation as to why certain specialist studies highlighted in the Screening Report will/will not be conducted has been provided.</p> <p>8.1.2. The following specialist assessments were identified in the Screening Tool Report (dated 15 January 2024):</p> <p>8.1.2.1. An Agricultural Impact Assessment;</p> <p>8.1.2.2. A Landscape/Visual Impact Assessment;</p> <p>8.1.2.3. An Archaeological and Cultural Heritage Impact Assessment;</p> <p>8.1.2.4. A Paleontological Impact Assessment;</p> <p>8.1.2.5. A Terrestrial Biodiversity Impact Assessment;</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted. Correct. Application process proof will be included when formal application is submitted.</p> <p>Noted.</p> <p>Noted. Correct.</p> <p>Correct.</p>
--	--	--

		<p>8.1.2.6. An Aquatic Biodiversity Impact Assessment; 8.1.2.7. A Hydrology Assessment; 8.1.2.8. A Socio-Economic Impact Assessment; 8.1.2.9. A Plant Species Assessment; and 8.1.2.10. An Animal Species Impact Assessment.</p> <p>8.2. The Protocols</p> <p>8.2.1. The “Procedures for the Assessment and Minimum Criteria for Reporting on identified Environmental Themes in terms of Sections 24(5)(a) and (h) and 44 of the National Environmental Management Act, 1998, when applying for Environmental Authorisation” (“the Protocols”) were published on 20 March 2020 (Government Notice No. 320 as published in Government Gazette No. 43110 on 20 March 2020) and the Protocols are applicable to your development proposal.</p> <p>8.2.2. Be advised that the Protocols must be complied with for every new application that is submitted after 9 May 2020. Specialist studies/compliance statements conducted during the pre-application phase must meet the requirements of the Protocols by the time the draft report is submitted to the Competent Authority.</p> <p>8.3. Site Sensitivity Verification and Specialist Assessments</p> <p>8.3.1. According to the Protocols, before commencing with a specialist assessment, the current use of the land and environmental sensitivity of the site under consideration identified by the screening tool must be confirmed by undertaking Site Sensitivity Verification (“SSV”). This Directorate notes that the outcome of the SSV Report has been recorded submitted with the NOI.</p> <p>8.3.2. The motivation for not conducting certain specialist studies, as identified in the Screening Tool Report is noted.</p>	<p>Noted. Included in specialist reports applicable.</p> <p>Noted.</p> <p>Noted. Correct.</p> <p>Noted.</p>
--	--	---	---

	<p>8.3.3. Please be advised that the Aquatic Biodiversity Impact Assessment Report, must meet the requirements of the Protocols in terms of the Aquatic Biodiversity Theme and the Botanical Impact Assessment must meet the requirements of the Protocols in terms of the Terrestrial Biodiversity Theme.</p> <p>8.3.4. The Hydrological Impact Assessment, an Archaeological and Cultural Heritage Impact Assessment and a Paleontological Impact Assessment must meet the requirements of Appendix 6 of the EIA Regulations 2014 (as amended).</p> <p>8.3.5. Since you have indicated that the site sensitivity rating in terms of the Agriculture Theme should be “low”, an Agricultural Compliance Statement, which meets the requirements of the Protocols in terms of the Agriculture Theme must be provided.</p> <p>8.3.6. A Landscape/Visual Assessment will be determined by HWC. A Notice of Intent to Develop (“NID”) application must be submitted to HWC in terms of Section 38(8) of the National Heritage Resources Act, 1999 (Act No. 25 of 1999). This Directorate awaits the comment from HWC to confirm whether the specialist study will be required.</p> <p>8.3.7. Please note that should any authority that have jurisdiction in respect of any aspect of the proposed development request that further specialist studies be conducted, and where the request is supported by this Directorate, this must take precedence.</p> <p>9. Process</p>	<p>Noted. Please refer to Specialist Assessment or compliance statements appended as Appendix G.</p> <p>Noted. Please take note that Hydrology Assessment was included in Aquatic Biodiversity Assessment and a separate flood line study was conducted and appended to the pre-application draft BAR. HWC confirm that no HIA (Archaeological and Cultural Heritage Impact Assessment and a Paleontological Impact Assessment) would be required and is therefore not conducted.</p> <p>Noted. However, since the land was not cultivated the last 10 years and therefore reverted to indigenous vegetation and the fact that no farming activities has been conducted on the land, the site sensitivity report was amended to reflect very low or not exiting and therefore no compliance statement was conducted.</p> <p>Noted. Correct. HWC did not require or recommend any such studies.</p> <p>Noted.</p>
--	---	--

	<p>9.1. A Basic Assessment process must be followed in order to apply for Environmental Authorisation.</p> <p>9.2. Please ensure the BAR contain all information requirements outlined in Appendix 1 of the EIA Regulations, 2014 (as amended) for the requirements with respect to the 'Content of basic assessment reports'. You are advised that when undertaking the Basic Assessment process, you must take into account the Department's Circular EADP 0028/2014 on the "One Environmental Management System" and the EIA Regulations, 2014 (as amended) as well as any other Guidelines developed by the Department.</p> <p>9.3. The Department's Guidelines can be downloaded from the Department's website: www.westerncape.gov.za/eadp. In particular, the guidelines that may be applicable to the development proposal include, inter alia, the following:</p> <p>9.3.1. Guideline for Environmental Management Plans (June 2005)</p> <p>9.3.2. Guideline on Public Participation (March 2013)</p> <p>9.3.3. Guideline on Alternatives (March 2013)</p> <p>9.3.4. Guideline on Need and Desirability (March 2013)</p> <p>10. Public Participation</p> <p>10.1. A Public Participation Process ("PPP") that meets the requirements of Regulation 41 of the EIA Regulations, 2014 (as amended) must be undertaken.</p> <p>10.2. The pre-application BAR must be made available to the Interested and Affected Parties ("I&APs"), including all the relevant State Departments that administer laws relating to a matter affecting the environment, for comment for a minimum period of thirty (30) days.</p> <p>10.3. In terms of good environmental practice, you are encouraged to engage with State Departments and other Organs of State early in the pre-application and formal EIA</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted. Please refer to report for proof of compliance with guidelines.</p> <p>Noted. Please refer to this report for proof which will be updated during the various drafts.</p> <p>Noted.</p>
--	---	--

		<p>processes to solicit their inputs on any of their requirements to be addressed in the pre-application and formal EIA processes. Please note that this does not replace the requirement of making the pre-application and formal BAR available to State Departments/Organs of State as stipulated above.</p> <p>10.4. This Department herewith provides the following additional comments with respect to the PPP:</p> <p>10.4.1. Your attention is drawn to Circular 0027 of 2021 regarding the electronic administration of EIA applications. The Directorate: Development Management (Region 1 and 2) will continue with the electronic submission of correspondence and has for this reason established a dedicated e-mail address for the submission of all correspondence to the Directorates. For the Cape Town office, the e-mail address is DEADPEIAAdmin@westerncape.gov.za.</p> <p>10.4.2. This new electronic means of working is effective from 1 February 2022 and all general EIA queries, correspondence, applications, non-applications and reports must be e-mailed to the aforementioned email address.</p> <p>10.4.3. Please ensure that where electronic copies cannot be accessed by I&APs, alternative access to copies of the pre-application- and application BARs are made available.</p> <p>10.4.4. E-mail notification to I&APs is strongly supported. However, other means of notification for those I&APs will be required, where no e-mail addresses are available, or where the likelihood of success of this electronic correspondence is expected to be low.</p> <p>10.4.5. Where I&APS are unable to access electronic copies of the pre-application and/or application BARs, a hard copy of the report must be made available. Alternatively, the EAP will be required to engage with I&APS, with respect to alternative</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
--	--	--	---

		<p>12.2. The contents of such an EMPr must meet the requirements outlined in Section 24N (2) and (3) of the NEMA (as amended).</p> <p>12.3. The EMPr must address the potential environmental impacts of the activity throughout the project life cycle, including an assessment of the effectiveness of monitoring and management arrangements after implementation (auditing).</p> <p>12.4. The EMPr must be submitted together with the pre-application BAR. When compiling the EMPr, the Department's Guideline for Environmental Management Plans (June 2005), available on the Department's website must be considered as well as Appendix 4 of the EIA Regulations, 2014 (as amended).</p> <p>13. Need and Desirability</p> <p>13.1. In terms of the NEMA and the EIA Regulations, 2014 (as amended), when considering an application, the Department must take into account a number of specific considerations including, inter alia, the need for and desirability of any proposed project. As such, the need for and desirability of the proposed activity must be considered and reported on in the pre-application BAR.</p> <p>13.2. The pre-application BAR must reflect how the strategic context of the site in relation to the broader surrounding area, has been considered in addressing need and desirability. Refer to the Department's Guideline on Need and Desirability (March 2013).</p> <p>14. Alternatives</p> <p>14.1. Please be advised that in terms of the NEMA and EIA Regulations, 2014 (as amended), the investigation of alternatives is mandatory. All alternatives identified must be determined to be feasible and reasonable. In this regard it must be noted that the Department may grant Environmental</p>	<p>Noted. Please refer to attached draft EMPr for more detail.</p> <p>Noted. Please refer to attached draft EMPr for more detail.</p> <p>Noted.</p> <p>Noted. Please take note that need and desirability was included directly into the pre-application BAR and not as an Appendix.</p> <p>Noted.</p> <p>Noted. Please refer to pre-application draft BAR for more detail.</p>
--	--	--	---

	<p>Authorisation for an alternative as if the alternative had been applied for, or may grant Environmental Authorisation for the proposed project in respect of all or part of the activities applied for in the application as specified in Regulation 20 of the EIA Regulations, 2014 (as amended). Alternatives are not limited to activity alternatives, but include layout alternatives, design, operational and technology alternatives.</p> <p>14.2. You are hereby reminded that it is mandatory to investigate and assess the option of not proceeding with the proposed activity (i.e., the “No-Go” option) in addition to other alternatives identified. Every pre-application and formal EIA process must therefore identify and investigate alternatives, with feasible and reasonable alternatives to be comparatively assessed. If, however, after identified alternatives have been investigated, no feasible and reasonable alternatives were found, no comparative assessment of alternatives, beyond the comparative assessment of the preferred alternative and the option of not proceeding, is required during the assessment. What would, however, be required in this instance is proof of the investigations undertaken, and motivation for there being no reasonable or feasible alternatives other than the preferred option and the “No-Go” option.</p> <p>15. Project Schedule Your Project Schedule, submitted together with the NOI, is noted and appears to be in order.</p> <p>16. NEMA Principles In addition to the above, you must clearly show how the proposed project complies with the principles contained in Section 2 of the NEMA and must show how the proposed project meets the requirements of sustainable development.</p> <p>17. Social and Gender Considerations</p>	<p>Noted. Please refer to pre-application draft BAR for more detail.</p> <p>Noted.</p> <p>Noted.</p>
--	--	--

		<p>You are reminded that the social context of the proposed development must always be considered. This includes the impact that the development proposal may have on the prevalence of HIV/AIDS, sexually transmitted infections (“STI”) and Tuberculosis (“TB”), as well as equity and gender related concerns.</p> <p>18. Climate Change</p> <p>18.1. The pre-application- and application BARs must report on the potential impacts on climate change. One of the objectives of the Western Cape Provincial Spatial Development Framework published by the Department is to minimise the consumption of scarce environmental resources such as water, fuel, building materials, mineral resources, electricity, and land. To this effect and as part of the efforts to reduce the effects of climate change, you must, as part of the EIA process, identify energy efficient technologies (e.g., the use of low voltage or compact fluorescent lights instead of incandescent globes, maximising the use of solar heating, etc.) that could be implemented for the proposed development.</p> <p>18.2. Considering that South Africa is a water scarce country and that many catchments in the Western Cape are already water stressed, you must also consider implementing the use of water saving devices and technologies (e.g., dual flush toilets, low-flow shower heads and taps, etc.) for the proposed development.</p> <p>19. General</p> <p>19.1. You are hereby advised that the pre-application BAR must contain all the information outlined in Appendix 1 of the EIA Regulations, 2014 (as amended), and must also include the information requested in this letter. Omission of any of the</p>	<p>Noted. Please refer to pre-application draft BAR for more detail.</p> <p>Noted. Please refer to pre-application draft BAR for more detail.</p> <p>Noted. Please refer to pre-application draft BAR for more detail. Technology alternatives.</p> <p>Noted.</p>
--	--	--	---

		<p>said information may result in the refusal of Environmental Authorisation.</p> <p>19.2. Please note that the pre-application consultation is an advisory process and does not pre-empt the outcome of any future application which may be submitted to the Department. No information provided, views expressed and/or comments made by officials during the pre-application consultation should in any way be seen as an indication or confirmation that additional information or documents will not be requested, or of the outcome of an application.</p> <p>19.3. Kindly ensure that the pre-application BAR is submitted as a standalone document, separate to the accompanying appendices, and ensure that each one of the appendices is saved separately (in PDF format and not scanned).</p> <p>20. It is prohibited in terms of the NEMA to commence with a Listed Activity without a relevant Environmental Authorisation from the Competent Authority. Non-compliance in terms of the prohibition must be referred to the Environmental Law Enforcement Directorate of the Department for possible prosecution. The penalty for a person convicted of an offence in terms of the above is a fine not exceeding R10 000 000 or imprisonment for not more than 10 years, or both such fine and such imprisonment.</p> <p>21. Kindly quote the abovementioned reference number in any future correspondence regarding this correspondence.</p> <p>22. The Department reserves the right to revise or withdraw its comments and request further information from you based on any information received.</p> <p>Your interest in the future of the environment is greatly appreciated.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
Heritage Western Cape	Letter dated 25 June 2024	NOTIFICATION OF INTENT TO DEVELOP: PROPOSAL EXPANSION OF THE RIVIER VIEW SETTLEMENT ON ERVEN	Noted.

		<p>3617 AND 3677, WEST OF VOORTREEKER STREET, CITRUSDAL, SUBMITTED IN TERMS OF SECTION 38(1) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)</p> <p>The matter above has reference.</p> <p>Heritage Western Cape is in receipt of the above matter received. This matter was discussed at the Heritage Officers meeting held on 24 June 2024.</p> <p>You are hereby notified that, since there is no reason to believe that the proposed expansion of the rivier view settlement on erven 3617 and 3677, West of Voortreeker Street, Citrusdal will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required. HWC chance finds to be implements.</p> <p>However, should any heritage resources, including evidence of graves and human burials, archaeological material and paleontological material be discovered during the execution of the activities above, all works must be stopped immediately, and Heritage Western Cape must be notified without delay.</p> <p>This letter does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.</p> <p>HWC reserves the right to request additional information as required.</p>	<p>Noted.</p> <p>Noted. Thanks for confirmation that no HIA is required.</p> <p>Noted. Requirement included in EMPr.</p> <p>Noted.</p> <p>Noted.</p>
<p>Department of Environmental Affairs and Development Planning Kabelo Phakwago</p>	<p>30 December 2024</p>	<p>COMMENTS ON THE PRE-APPLICATION BASIC ASSESSMENT REPORT (“BAR”) AND THE ENVIRONMENTAL MANAGEMENT PROGRAMME (“EMPR”) IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) (“NEMA”) AND THE ENVIRONMENTAL IMPACT ASSESSMENT (“EIA”) REGULATIONS, 2014 (AS AMENDED) WITH RESPECT TO THE PROPOSED EXPANSION OF THE RIVIER</p>	<p>Noted.</p>

Development Management		<p>VIEW SETTLEMENT AND ASSOCIATED INFRASTRUCTURE ON ERVEN 3677 AND 3617, CITRUSDAL</p> <p>1. The pre-application BAR, EMPr and supporting documentation received by this Directorate via electronic mail correspondence on 25 November 2024, and this Directorate’s acknowledgement of receipt letter issued on 6 December 2024, refer.</p> <p>2. This Directorate has considered the information contained in the pre-application BAR and supporting documentation, and has the following comments:</p> <p>2.1. Departmental Referrals</p> <p>It is stated in Regulation 8 of the EIA Regulations, 2014 (as amended), that a Competent Authority “must advise the proponent or applicant of any matter that may prejudice the success of an application”. As such, and due to the nature of your proposal, this case will be referred to the Department’s landuse planning section for comment. You will be informed of the relevant advice obtained, as soon as this becomes available.</p> <p>2.2. Listed Activities</p> <p>2.2.1. This Directorate has reviewed the information contained in the NOI and hereby confirms that Listed Activity 9, 12, 19, 24, 27 and 28 of Listing Notice 1 of the EIA Regulations, 2014 (as amended), and Listed Activity 2, 4 and 12 of Listing Notice 3 of the EIA Regulations, 2014 (as amended) are applicable to the development proposal.</p> <p>2.2.2. You are hereby advised that only those Listed Activities applied for in terms of the EIA Regulations, 2014 (as amended) will be considered for authorisation.</p> <p>2.2.3. The onus is on the proponent to ensure that the all applicable Listed Activities are applied for and assessed, as part of the pre-application- and the formal EIA application</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted and thanks for confirmation.</p> <p>Noted.</p> <p>Noted.</p>
------------------------	--	---	---

	<p>processes. Failure to include any applicable Listed Activity may invalidate the application.</p> <p>2.3. Public Participation Process</p> <p>You are reminded to submit proof of the Public Participation Process being conducted for the draft BAR. This will include, inter alia, the following:</p> <p>2.3.1. Proof that the pre-application BAR will be made available to registered Interested and Affected Parties (“I&APs”), which include the following relevant authorities:</p> <p>2.3.1.1. CapeNature;</p> <p>2.3.1.2. Heritage Western Cape;</p> <p>2.3.1.3. Cederberg Municipality;</p> <p>2.3.1.4. West Coast District Municipality;</p> <p>2.3.1.5. Department of Environmental Affairs and Development Planning (“DEA&DP”) Directorate: Waste Management;</p> <p>2.3.1.6. DEA&DP: Directorate: Pollution and Chemicals Management;</p> <p>2.3.1.7. Western Cape Government: Agriculture;</p> <p>2.3.1.8. Western Cape Government: Infrastructure; and</p> <p>2.3.1.9. The National Department of Water and Sanitation.</p> <p>2.3.2. Please ensure that comments from the National DWS are obtained and included in the final BAR.</p> <p>2.3.3. A complete list of registered I&APs and the Comments and Response Report, indicating all the comments received from I&APs on the pre-application BAR and the responses thereto;</p> <p>2.3.4. It is noted that the Heritage Western Cape has been consulted and the correspondence from HWC (dated 25 June 2024), indicated that the proposed development does not trigger Section 38(1) of the National Heritage Resources Act, 1999 (Act No. 25 of 1999) (“NHRA”); and</p>	<p>Noted.</p> <p>Noted. Please refer to this report for proof.</p> <p>Noted. Correct.</p>
--	--	---

		<p>2.3.5. Please ensure that all relevant I&APs are consulted, and comments are adequately addressed, prior to the submission of the draft BAR for further reviewing and the final BAR for decision-making.</p> <p>2.4. Specialist Reports</p> <p>2.4.1. Please ensure that all relevant specialist assessments required are undertaken and included in the draft BAR.</p> <p>2.4.2. The recommendations of specialist professionals contained in specialist reports must be transferred into the Environmental Management Programme (“EMPr”) to be submitted with the draft BAR for review.</p> <p>2.4.3. Kindly be advised to ensure that the content of specialist reports complies with the relevant Protocol, or Appendix 6 of the EIA Regulations, 2014 (as amended), where no Protocol exists.</p> <p>2.5. Confirmation of Availability of Municipal Services</p> <p>2.5.1. This Directorate notes the confirmation of bulk electrical services (dated 12 September 2024).</p> <p>2.5.2. Please ensure that this Directorate is provided with written proof that the relevant service providers, i.e., the Municipality, has sufficient capacity to provide the necessary bulk services to the proposed development.</p> <p>2.5.3. Confirmation of the availability of services from the relevant service providers must be provided together with the BAR for decision-making.</p> <p>2.6. Basic Assessment Report</p> <p>2.6.1. Please ensure the BAR contain all information requirements outlined in Appendix 1 of the EIA Regulations, 2014 (as amended), i.e., the requirements with respect to the ‘Content of basic assessment reports’.</p> <p>2.7. Sense of Place</p>	<p>Noted. Please refer to this report for proof.</p> <p>Noted. Specialist recommendation included in EMPr.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted. Please refer to draft BAR for proof.</p>
--	--	--	---

		<p>You are reminded to ensure that all efforts are made and illustrated in the final BAR of how the proposed development will respect the surrounding area's unique agriculture and heritage value.</p> <p>2.8. Need and Desirability</p> <p>2.8.1. In terms of the EIA Regulations, 2014 (as amended) when considering an application, this Directorate must take into account a number of specific considerations including, inter alia, the need for and desirability of any development proposal. As such, the need for and desirability of the development proposal must be considered and reported on in the BAR.</p> <p>2.8.2. The BAR must reflect how the strategic context of the site in relation to the broader surrounding area, has been considered in addressing need and desirability.</p> <p>2.9. General</p> <p>2.9.1. Your attention is once more drawn to Appendix 1 of the EIA Regulations, 2014 (as amended), for the requirements with respect to the 'Content of basic assessment reports'. Please ensure that these requirements are met.</p> <p>2.9.2. Your attention is drawn to Appendix 4 of the EIA Regulations, 2014 (as amended), for the requirements with respect to the 'Content of Environmental Management Programme'. Please ensure that these requirements are met.</p> <p>2.9.3. Please note that Documentation must be submitted via mail correspondence to the central email address (DEADPEIAAdmin@westerncape.gov.za), with attached pdf versions of the report or, if too large to attach to an email, to be made available via an electronic link to download the documents.</p> <p>3. You are reminded that it is an offence in terms of Section 49A of the NEMA for a person to commence with a Listed</p>	<p>Noted.</p> <p>Noted. Please refer to Appendix L rezoning motivation report and draft BAR for more detail.</p> <p>Noted. Please refer to Appendix L rezoning motivation report and draft BAR for more detail.</p> <p>Noted. Please refer to draft BAR for more detail.</p> <p>Noted. Please refer to draft EMPr for proof and more detail.</p> <p>Noted.</p> <p>Noted.</p>
--	--	--	--

		<p>Activity unless the Competent Authority has granted an Environmental Authorisation for the undertaking of the activity.</p> <p>4. Kindly quote the abovementioned reference number in any future correspondence regarding this application.</p> <p>5. The Directorate reserves the right to revise or withdraw its comments and request further information from you based on any information received.</p> <p>Your interest in the future of the environment is greatly appreciated.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
<p>Department of Environmental Affairs and Development Planning Kabelo Phakwago Development Management</p>	<p>6 December 2024</p>	<p>ACKNOWLEDGEMENT OF RECEIPT OF THE PRE-APPLICATION BASIC ASSESSMENT REPORT (“BAR”) AND THE ENVIRONMENTAL MANAGEMENT PROGRAMME (“EMPR”) IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) (“NEMA”) AND THE ENVIRONMENTAL IMPACT ASSESSMENT (“EIA”) REGULATIONS, 2014 (AS AMENDED) WITH RESPECT TO THE PROPOSED DEVELOPMENT OF CITRUSDAL HOUSING DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON ERVEN 3677, 3680 and 3617, CITRUSDAL</p> <p>1. The pre-application BAR, EMPr and supporting documentation received by this Directorate via electronic mail correspondence on 25 November 2024, refer.</p> <p>2. This letter serves to acknowledge receipt of the abovementioned documentation by this Directorate</p> <p>3. This Directorate will provide comment on the pre-application BAR and EMPr within the stipulated thirty (30) day comment period.</p> <p>4. You are reminded that it is an offence in terms of Section 49A of the NEMA for a person to commence with a Listed Activity unless the Competent Authority has granted an</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>

		<p>Environmental Authorisation for the undertaking of the activity.</p> <p>5. This Directorate reserves the right to revise or withdraw its comments and request further information from you based on any information received.</p> <p>Your interest in the future of the environment is greatly appreciated.</p>	<p>Noted.</p> <p>Noted.</p>
<p>Department of Environmental Affairs and Development Planning Sinazo Funda Waste Management Licensing</p>	<p>Letter dated 10 January 2025</p>	<p>COMMENTS ON THE PRE-APPLICATION DRAFT BASIC ASSESSMENT REPORT FOR THE PROPOSED CITRUSDAL HOUSING DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON ERVEN 3677 AND 3617 AND RESERVOIR ON FARM NR: RE/4/555 NEXT TO EXISTING RESERVOIR, CITRUSDAL.</p> <p>1. The Pre-Application Basic Assessment Report (BAR) dated November 2024, as received by the Department on 22 November 2024, refers.</p> <p>2. The Sub-Directorate: Waste Management Licensing has reviewed the above-mentioned report and with the following comments:</p> <p>2.1. The Application and the EMPr references to the erven are inconsistent, please confirm that as per the general project description in the BAR application development will only occur on Erven 3677 3617 and reservoir on farm nr: RE/4/555, further in the BAR report Erf 3680 is mentioned and in the draft Environmental Management Programme document Erf 3680 is also included, is Erf 3680 part of the proposal?.</p> <p>2.2. Please ensure that all documents are signed by the required signatories.</p> <p>2.3. The developers must obtain written confirmation from the Cederberg Municipality regarding its capacity to manage the essential waste management services, particularly the increase in waste from the proposed development. While this</p>	<p>Noted.</p> <p>Noted. Correct.</p> <p>Noted.</p> <p>Noted. It can be confirm that it is only Erven 3677 3617 and reservoir on farm nr: RE/4/555, further in the BAR report.</p> <p>Noted. Please refer to draft BAR for proof.</p> <p>Noted. Please refer to proof under Appendix in draft BAR.</p>

	<p>information may be included in the Final Basic Assessment Report (FBAR), the applicant is reminded of the need to ensure the municipality has the capacity and is prepared to handle the anticipated waste before the project approval.</p> <p>2.4. The EMPr does not explicitly mention the application of a waste management hierarchy or the practice of sorting waste into recyclables and general waste. The applicant needs to implement a waste segregation plan to separate biodegradable, recyclable, and non-recyclable waste. Hazardous waste from construction such as used oils, paints, broken glass should be managed and not buried on site, the waste should be disposed of at facilities authorised to accept of such materials.</p> <p>2.5. Designated bins should be placed throughout the development to facilitate this waste segregation process.</p> <p>2.6. On Page 19 of 49 in the EMPr, it is highlighted that suitable chemical toilets facilities will be provided and includes a penalty for failing to use portable toilets, indicating that they are a part of the waste management strategy. The department would like to emphasize the importance of ensuring that chemical toilets are regularly serviced throughout the construction of the project and sent to the wastewater treatment works for processing. Leaks from the toilets should not contaminate any water sources in proximity of these facilities, the emptying of buckets adjacent to the portable toilets are not acceptable.</p> <p>2.7. The management of waste must, under all circumstances, be done in accordance with section 16, the “general duty in respect of waste management” of the National Environmental</p>	<p>Noted. The EMPr was amended to explicitly mention the application of a waste management hierarchy or the practice of sorting waste into recyclables and general waste. The applicant needs to implement a waste segregation plan to separate biodegradable, recyclable, and non-recyclable waste. Hazardous waste from construction such as used oils, paints, broken glass should be managed and not buried on site, the waste should be disposed of at facilities authorised to accept of such materials.</p> <p>Noted. The EMPr was amended to include that designated bins be placed throughout the development to facilitate this waste segregation process.</p> <p>Noted. The EMPr was amended to emphasize the importance of ensuring that chemical toilets are regularly serviced throughout the construction of the project and sent to the wastewater treatment works for processing. Leaks from the toilets should not contaminate any water sources in proximity of these facilities, the emptying of buckets adjacent to the portable toilets are not acceptable.</p> <p>Noted. The EMPr was amended that the management of waste must, under all circumstances, be done in accordance with section 16, the “general duty in</p>
--	--	--

		<p>Management: Waste Act, 2008 (Act No. 59 of 2008), as amended (NEM: WA). Section 16(1)(d) of the NEM: WA states: “A holder of waste must, within the holder’s power, take all reasonable measures to manage waste in such a manner that it does not endanger health or the environment or cause a nuisance through noise, odour or visual impacts.”</p> <p>2.8. The Department reserves the right to revise initial comments and request further information based on the information received.</p> <p>Yours faithfully</p>	<p>respect of waste management” of the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008), as amended (NEM: WA). Section 16(1)(d) of the NEM: WA states: “A holder of waste must, within the holder’s power, take all reasonable measures to manage waste in such a manner that it does not endanger health or the environment or cause a nuisance through noise, odour or visual impacts.”</p> <p>Noted.</p> <p>Noted.</p>
CapeNature	Letter dated 23 January 2025	<p>RE: THE PROPOSED CITRUSDAL HOUSING DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON ERVEN 3677 AND 3617 AND RESERVOIR ON FARM NR: RE/4/555 (NEXT TO EXISTING RESERVOIR, CITRUSDAL DEA&DP Ref: 16/3/3/6/7/1/F2/3/2023/24 Herewith comment on this application:</p> <p>1. Based on the terrestrial biodiversity assessment, botanical compliance statement, site photos and satellite imagery it is agreed that the housing and reservoir development site is essentially transformed and does not contain the representative habitat present as mapped by the VegMap. Based on these assessments and the freshwater assessment the reasons for CBA mapping on the site have already been undermined by previous activities on site that has essentially removed CBA functionality on site.</p> <p>2. It is understood from the freshwater assessment that the development will not encroach on the watercourses on or adjacent to the site, as the non-perennial streams have been altered and channeled and will receive stormwater input, while the perennial streams (Olifants river) and associated</p>	<p>Noted.</p> <p>Noted and thanks for agreement that the housing and reservoir development site is essentially transformed and does not contain the representative habitat present as mapped by the VegMap.</p> <p>Correct.</p>

		<p>wetland will not be directly impacted as the development will be outside of the 1:100 year floodline. Considering that the aquatic features on and adjacent to the site have been severely impacted by channelisation, pollution, and land invasion, the overall residual impact on the watercourses in the project area has been assessed as low negative.</p> <p>It is agreed that the degradation of the Olifants river wetland area must be remediated.</p> <p>The freshwater assessment has not included an assessment of risk to the watercourses as per DWS risk assessment matrix, and does not provide an indication on whether general authorisation or water-use licence would be appropriate for the development, in consideration of NWA requirements.</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>Correct.</p> <p>Noted.</p> <p>Noted. Correct. The risk matrix in terms of section c&I will be submitted to DWS during the e-wulaas water use application. At this stage the impacts assessed are low and therefore it could be a GA, but the DWS specialist assess each Water Use Authorization application through their application steps and then advise if the application is a General Authorization or License</p> <p>Noted.</p>
--	--	--	---

REFERENCE: 16/3/3/6/7/1/F2/3/2023/24
DATE: 27 FEBRUARY 2024

The Municipal Manager
Cederberg Municipality
Private Bag X2
CLANWILLIAM
8135

For Attention: Mr. G. F. Matthyse

Tel.: (027) 482 8000
Email: cfo@cederbergmun.gov.za

Dear Sir

ACKNOWLEDGEMENT OF RECEIPT AND COMMENT ON THE NOTICE OF INTENT ("NOI") TO SUBMIT AN APPLICATION FORM FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) ("NEMA") AND THE ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014 (AS AMENDED) WITH RESPECT TO THE PROPOSED CITRUSDAL HOUSING DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON ERVEN 3677, 3680 AND 3617, CITRUSDAL

1. The Notice of Intent ("NOI") Form, Screening Tool Report (dated 15 January 2024) and supporting documentation, received by the Department via electronic mail correspondence on 15 January 2024, refer.
2. This serves to acknowledge receipt of the NOI and supporting documentation by the Department.
3. Based on the information provided by you, it is noted that the proposed development comprises the following:
 - 3.1. The Citrusdal Housing Development and associated infrastructure will comprise of residential, business, transport, open space, and community zones with a development footprint of approximately 27.2159 hectares on Erven 3677, 3680 and 3617, Citrusdal.
 - 3.2. The site is currently zoned Agriculture 1 and located outside an Urban area.
 - 3.3. The zones of the Citrusdal Housing Development will comprise of the following:
 - 3.3.1. Erf 3677, Citrusdal will comprise of approximately 8 Residential Zone 2 Erven, 2 General Residential Zone 2 Erven, 2 Business Zone 2 Erven and 2 Transport Zone 2 Erven on a development footprint of approximately 3.3282 hectares.
 - 3.3.2. Erven 3677 and 3680, Citrusdal will comprise of approximately 152 Residential Zone 2 Erven, 6 Open Space Zone 1 Erven and Transport 2 Erven on a development footprint of approximately 4.2792ha.

- 3.3.3. Erf 3617, Citrusdal will comprises of approximately 903 Residential Zone 2 Erven, 11 Open Space Zone 1 Erven, 1 Community Zone 2 (church) Erf, 1 Community Zone 1 (creche) Erf, 1 Business Zone 2 Erven and Transport Zone 2 Erven on a development footprint of approximately 19.6085ha.
- 3.4. According to available GIS/Mapping Tools, the following must be noted:
- 3.4.1. The proposed development site comprises of existing buildings and associated infrastructure. Please provide clarification regarding this in subsequent reports.
- 3.4.2. The site falls within the Terrestrial Critical Biodiversity Areas ("CBAs") and Ecological Support Areas ("ESA"). However, according to the NOI, the site is not located within any CBAs and approximately 2 hectares is incorrectly mapped as ESA1. This Directorate requests that a Botanical Specialist resolves this conflict and reports on this in subsequent reports.
- 3.4.3. Additionally, the site contains Citrusdal Shale Renosterveld, categorised as a Critically Endangered ecosystem and Leipoldtville Sand Fynbos, categorised as an Endangered ecosystem in terms of the National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004) ("NEM:BA"), List of Threatened Ecosystems in Need of Protection, November 2022. Consequently, approximately 2.5 hectares of Citrusdal Shale Renosterveld and Leipoldtville Sand Fynbos will be cleared for the proposed Citrusdal Housing Development.
- 3.4.4. It is noted that the site is located within the 32m of a non-perennial watercourse. Additionally, the Cape Farm Mapper indicates that the site is within the CBA 1: Aquatic, CBA 2: Wetland and Floodplain. Therefore, kindly obtain specialist input on maintaining a sufficient buffer between the wetland and the development boundary.
- 3.5. It is noted that according to Google Earth TM historical imagery, the site was previously used for agricultural purposes until approximately 2013. This Directorate is of the opinion that since the site has not been cleared within the preceding ten (10) years, the site has reverted back to its original state.
- 3.6. Please be reminded of the definition of Indigenous vegetation, which states that indigenous vegetation is "*vegetation consisting of indigenous plant species naturally occurring in an area, regardless of the level of alien infestation and where the topsoil has not been lawfully disturbed during the preceding ten years.*"
4. National Sector Classification Categories
- This Directorate notes that seven (7) National Sector Classification categories were selected for this development proposal in the NOI form. The National Sector Classification List must be limited to the selection of one (1) main sector for the proposed development, which will be the same sector indicated in the DEA Screening Tool.
5. Listed Activities
- 5.1. The Department has reviewed the information contained in the NOI form and hereby confirms that Listed Activities 9, 12, 19, 24, 27 and 28 of Listing Notice 1, and Listed Activities 4 and 12 of Listing Notice 3 of the EIA Regulations, 2014 (as amended) are applicable to the development proposal.
- 5.2. Should the proposed development include the development of infrastructure exceeding 1 000 metres in length for the bulk transportation of sewage, effluence, process water, waste water, return water, industrial discharge or slimes, **the applicability of Listed Activity 10 of Listing Notice 1 of the EIA Regulations, 2014 (as amended) must be confirmed.**

- 5.3. You are hereby advised that only those Listed Activities applied for in terms of the EIA Regulations, 2014 (as amended) will be considered for authorisation.
 - 5.4. The onus is on the proponent to ensure that the above applicable Listed Activities are applied for and assessed, as part of the pre-application and the formal EIA application processes. Failure to include any applicable Listed Activity may invalidate the application.
6. Heritage Resources
- 6.1. It is noted that the development proposal may trigger Section 38(1) of the National Heritage Resources Act, 1999 (Act No. 25 of 1999) ("NHRA").
 - 6.2. A Notice of Intent to Develop ("NID") must be submitted to Heritage Western Cape ("HWC"). A copy of the NID must be appended to the pre-application BAR submitted to the Department.
 - 6.3. The Record of Decision ("RoD") from Heritage Western Cape must be appended to the final report submitted for decision-making to the Department.
7. Water Use License Application ("WULA")
- 7.1. It is noted that the Erven and roads will be within the 100m and 500m of a wetland. Therefore, a General Authorisation or a WULA will be required for the development proposal.
 - 7.2. You are advised that the Standard Operating Procedure ("SOP") between the Department and the National Department of Water and Sanitation ("DWS"), which came into effect on 1 July 2017, must be complied with.
 - 7.3. In terms of the Agreement for the One Environmental System (Section 50A of the NEMA and Sections 41(5) and 163A of the National Water Act, 1998 (Act No. 36 of 1998) ("NWA")) the processes for a WULA and for an EIA must be aligned and integrated with respect to the fixed and synchronised timeframes, as prescribed in the EIA Regulations, 2014 (as amended), as well as the WULA Regulations of 2017.
 - 7.4. A water use application request must be submitted to the National DWS to determine whether a General Authorisation or WULA in terms of the NWA is required. Proof of the submission of the WULA to the DWS must be included in the Application Form.
8. Screening Tool Report, the Protocols, Site Sensitivity Verification Report and Specialist Assessment
- 8.1. Screening Tool Report
 - 8.1.1. This Directorate notes that the Screening Tool Report (dated 15 January 2024) has identified a number of specialist studies to be conducted. A motivation as to why certain specialist studies highlighted in the Screening Report will/will not be conducted has been provided.
 - 8.1.2. The following specialist assessments were identified in the Screening Tool Report (dated 15 January 2024):
 - 8.1.2.1. An Agricultural Impact Assessment;
 - 8.1.2.2. A Landscape/Visual Impact Assessment;
 - 8.1.2.3. An Archaeological and Cultural Heritage Impact Assessment;
 - 8.1.2.4. A Paleontological Impact Assessment;
 - 8.1.2.5. A Terrestrial Biodiversity Impact Assessment;
 - 8.1.2.6. An Aquatic Biodiversity Impact Assessment;
 - 8.1.2.7. A Hydrology Assessment;
 - 8.1.2.8. A Socio-Economic Impact Assessment;

- 8.1.2.9. A Plant Species Assessment; and
- 8.1.2.10. An Animal Species Impact Assessment.

8.2. The Protocols

- 8.2.1. The "Procedures for the Assessment and Minimum Criteria for Reporting on identified Environmental Themes in terms of Sections 24(5)(a) and (h) and 44 of the National Environmental Management Act, 1998, when applying for Environmental Authorisation" ("the Protocols") were published on 20 March 2020 (Government Notice No. 320 as published in Government Gazette No. 43110 on 20 March 2020) and the Protocols are applicable to your development proposal.
- 8.2.2. Be advised that **the Protocols must be complied with for every new application that is submitted after 9 May 2020**. Specialist studies/compliance statements conducted during the pre-application phase must meet the requirements of the Protocols by the time the draft report is submitted to the Competent Authority.

8.3. Site Sensitivity Verification and Specialist Assessments

- 8.3.1. According to the Protocols, before commencing with a specialist assessment, the current use of the land and environmental sensitivity of the site under consideration identified by the screening tool must be confirmed by undertaking Site Sensitivity Verification ("SSV"). This Directorate notes that the outcome of the SSV Report has been recorded submitted with the NOI.
- 8.3.2. The motivation for not conducting certain specialist studies, as identified in the Screening Tool Report is noted.
- 8.3.3. Please be advised that the Aquatic Biodiversity Impact Assessment Report, must meet the requirements of the Protocols in terms of the Aquatic Biodiversity Theme and the Botanical Impact Assessment must meet the requirements of the Protocols in terms of the Terrestrial Biodiversity Theme.
- 8.3.4. The Hydrological Impact Assessment, an Archaeological and Cultural Heritage Impact Assessment and a Paleontological Impact Assessment must meet the requirements of Appendix 6 of the EIA Regulations 2014 (as amended).
- 8.3.5. Since you have indicated that the site sensitivity rating in terms of the Agriculture Theme should be "low", an Agricultural Compliance Statement, which meets the requirements of the Protocols in terms of the Agriculture Theme must be provided.
- 8.3.6. A Landscape/Visual Assessment will be determined by HWC. A Notice of Intent to Develop ("NID") application must be submitted to HWC in terms of Section 38(8) of the National Heritage Resources Act, 1999 (Act No. 25 of 1999). This Directorate awaits the comment from HWC to confirm whether the specialist study will be required.
- 8.3.7. Please note that should any authority that have jurisdiction in respect of any aspect of the proposed development request that further specialist studies be conducted, and where the request is supported by this Directorate, this must take precedence.

9. Process

- 9.1. A Basic Assessment process must be followed in order to apply for Environmental Authorisation.
- 9.2. Please ensure the BAR contain all information requirements outlined in Appendix 1 of the EIA Regulations, 2014 (as amended) for the requirements with respect to the 'Content of basic assessment reports'. You are advised that when undertaking the Basic Assessment



process, you must take into account the Department's Circular EADP 0028/2014 on the "One Environmental Management System" and the EIA Regulations, 2014 (as amended) as well as any other Guidelines developed by the Department.

- 9.3. The Department's Guidelines can be downloaded from the Department's website: www.westerncape.gov.za/eadb. In particular, the guidelines that may be applicable to the development proposal include, *inter alia*, the following:

9.3.1. Guideline for Environmental Management Plans (June 2005)

9.3.2. Guideline on Public Participation (March 2013)

9.3.3. Guideline on Alternatives (March 2013)

9.3.4. Guideline on Need and Desirability (March 2013)

10. Public Participation

- 10.1. A Public Participation Process ("PPP") that meets the requirements of Regulation 41 of the EIA Regulations, 2014 (as amended) must be undertaken.

- 10.2. The pre-application BAR must be made available to the Interested and Affected Parties ("I&APs"), including all the relevant State Departments that administer laws relating to a matter affecting the environment, for comment for a minimum period of thirty (30) days.

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

- 10.4. This Department herewith provides the following additional comments with respect to the PPP:

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

10.4.2. This new electronic means of working is effective from 1 February 2022 and all general EIA queries, correspondence, applications, non-applications and reports must be e-mailed to the aforementioned email address.

10.4.3. Please ensure that where electronic copies cannot be accessed by I&APs, alternative access to copies of the pre-application- and application BARs are made available.

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

10.4.5. Where I&APS are unable to access electronic copies of the pre-application and/or application BARs, a hard copy of the report must be made available. Alternatively, the EAP will be required to engage with I&APS, with respect to alternative methods of accessing electronic copies of the pre-application and/or application BARs.

10.5. The following State Departments/Organs of State must be consulted during the pre-application and EIA processes:

- Eskom;
- CapeNature;
- Heritage Western Cape;
- Cederberg Municipality;
- West Coast District Municipality;
- Department of Environmental Affairs and Development Planning ("DEA&DP")
Directorate: Waste Management;
- Western Cape Government: Infrastructure;
- Western Cape Government: Transport and Public Works;
- DEA&DP: Directorate: Pollution and Chemicals Management;
- Western Cape Government: Agriculture; and
- The National Department of Water and Sanitation.

11. Confirmation of Availability of Municipal Services

11.1. Since water supply, sewerage, refuse disposal and electricity supply are required for the development proposal, you are requested to provide this office with written proof that the relevant service providers, i.e., Eskom and/or the Municipality has sufficient capacity to provide the necessary services to the proposed development.

11.2. Confirmation of the availability of services from the relevant service providers must be provided together with the BAR submitted to the Department for decision-making.

12. Environmental Management Programme ("EMPr")

12.1. In accordance with Section 24N of the NEMA and Regulation 19 of the EIA Regulations, 2014 (as amended), the Department hereby requires the submission of an Environmental Management Programme ("EMPr").

12.2. The contents of such an EMPr must meet the requirements outlined in Section 24N (2) and (3) of the NEMA (as amended).

12.3. The EMPr must address the potential environmental impacts of the activity throughout the project life cycle, including an assessment of the effectiveness of monitoring and management arrangements after implementation (auditing).

12.4. The EMPr must be submitted together with the pre-application BAR. When compiling the EMPr, the Department's Guideline for Environmental Management Plans (June 2005), available on the Department's website must be considered as well as Appendix 4 of the EIA Regulations, 2014 (as amended).

13. Need and Desirability

13.1. In terms of the NEMA and the EIA Regulations, 2014 (as amended), when considering an application, the Department must take into account a number of specific considerations including, *inter alia*, the need for and desirability of any proposed project. As such, the need for and desirability of the proposed activity must be considered and reported on in the pre-application BAR.



13.2. The pre-application BAR must reflect how the strategic context of the site in relation to the broader surrounding area, has been considered in addressing need and desirability. Refer to the Department's Guideline on Need and Desirability (March 2013).

14. Alternatives

14.1. Please be advised that in terms of the NEMA and EIA Regulations, 2014 (as amended), the investigation of alternatives is mandatory. All alternatives identified must be determined to be feasible and reasonable. In this regard it must be noted that the Department may grant Environmental Authorisation for an alternative as if the alternative had been applied for, or may grant Environmental Authorisation for the proposed project in respect of all or part of the activities applied for in the application as specified in Regulation 20 of the EIA Regulations, 2014 (as amended). Alternatives are not limited to activity alternatives, but include layout alternatives, design, operational and technology alternatives.

14.2. You are hereby reminded that it is mandatory to investigate and assess the option of not proceeding with the proposed activity (i.e., the "No-Go" option) in addition to other alternatives identified. Every pre-application and formal EIA process must therefore identify and investigate alternatives, with feasible and reasonable alternatives to be comparatively assessed. If, however, after identified alternatives have been investigated, no feasible and reasonable alternatives were found, no comparative assessment of alternatives, beyond the comparative assessment of the preferred alternative and the option of not proceeding, is required during the assessment. What would, however, be required in this instance is proof of the investigations undertaken, and motivation for there being no reasonable or feasible alternatives other than the preferred option and the "No-Go" option.

15. Project Schedule

Your Project Schedule, submitted together with the NOI, is noted and appears to be in order.

16. NEMA Principles

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

17. Social and Gender Considerations

You are reminded that the social context of the proposed development must always be considered. This includes the impact that the development proposal may have on the prevalence of HIV/AIDS, sexually transmitted infections ("STI") and Tuberculosis ("TB"), as well as equity and gender related concerns.

18. Climate Change

18.1. The pre-application- and application BARs must report on the potential impacts on climate change. One of the objectives of the Western Cape Provincial Spatial Development Framework published by the Department is to minimise the consumption of scarce environmental resources such as water, fuel, building materials, mineral resources, electricity, and land. To this effect and as part of the efforts to reduce the effects of climate change, you must, as part of the EIA process, identify energy efficient technologies (e.g., the use of low voltage or compact fluorescent lights instead of incandescent globes, maximising the use of solar heating, etc.) that could be implemented for the proposed development.

18.2. Considering that South Africa is a water scarce country and that many catchments in the Western Cape are already water stressed, you must also consider implementing the use of water saving devices and technologies (e.g., dual flush toilets, low-flow shower heads and taps, etc.) for the proposed development.

19. General

19.1. You are hereby advised that the pre-application BAR must contain all the information outlined in Appendix 1 of the EIA Regulations, 2014 (as amended), and must also include the information requested in this letter. Omission of any of the said information may result in the refusal of Environmental Authorisation.

19.2. Please note that the pre-application consultation is an advisory process and does not pre-empt the outcome of any future application which may be submitted to the Department. No information provided, views expressed and/or comments made by officials during the pre-application consultation should in any way be seen as an indication or confirmation that additional information or documents will not be requested, or of the outcome of an application.

19.3. Kindly ensure that the pre-application BAR is submitted as a standalone document, separate to the accompanying appendices, and ensure that each one of the appendices is saved separately (in PDF format and not scanned).

20. It is prohibited in terms of the NEMA to commence with a Listed Activity without a relevant Environmental Authorisation from the Competent Authority. Non-compliance in terms of the prohibition must be referred to the Environmental Law Enforcement Directorate of the Department for possible prosecution. The penalty for a person convicted of an offence in terms of the above is a fine not exceeding R10 000 000 or imprisonment for not more than 10 years, or both such fine and such imprisonment.

21. Kindly quote the abovementioned reference number in any future correspondence regarding this correspondence.

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

Your interest in the future of the environment is greatly appreciated.

Yours faithfully

Ayesha
Hamdulay
pp **ZAAHIR TOEFY**
DIRECTOR: DEVELOPMENT MANAGEMENT – REGION 1

Digitally signed by Ayesha Hamdulay
Date: 2024.02.27 21:12:08 +02'00'

Copied To:
(1) Mr. Nicolaas Willem Hanekom (Enviro EAP)

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

Our Ref: HM/ WEST COAST / CEDERBERG / CITRUSDAL / ERVEN 3617 AND 3677
Case No: HWC24051406SB0611
Enquiries: Stephanie Barnardt
E-mail: Stephanie.Barnardt@westerncape.gov.za
Tel: 021 829 3315



Applicant: Zanelle Nortje
zanelle@rumboll.co.za; mm@cederbergraad.co.za

RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP: FINAL
In terms of Section 38(8) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape
Provincial Gazette 6061, Notice 298 of 2003

NOTIFICATION OF INTENT TO DEVELOP: PROPOSAL EXPANSION OF THE RIVIER VIEW SETTLEMENT ON ERVEN 3617 AND 3677, WEST OF VOORTREEKER STREET, CITRUSDAL, SUBMITTED IN TERMS OF SECTION 38(1) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)

The matter above has reference.

Heritage Western Cape is in receipt of the above matter received. This matter was discussed at the Heritage Officers meeting held on 24 June 2024.

You are hereby notified that, since there is no reason to believe that the proposed expansion of the rivier view settlement on erven 3617 and 3677, West of Voortreeker Street, Citrusdal will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required. HWC chance finds to be implements.

However, should any heritage resources, including evidence of graves and human burials, archaeological material and paleontological material be discovered during the execution of the activities above, all works must be stopped immediately, and Heritage Western Cape must be notified without delay.

This letter does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.

HWC reserves the right to request additional information as required.

Should you have any further queries, please contact the official above and quote the case number.


.....
Waseefa Dhansay
Assistant Director: Professional Services



www.westerncape.gov.za/cas

Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • **Postal Address:** P.O. Box 1665, Cape Town, 8000
• **Tel:** +27 (0)21 483 5959 • **E-mail:** ceoheritage@westerncape.gov.za

Straataadres: Protea Assuransie-gebou, Groentemarkplein, Kaapstad, 8000 • **Posadres:** Posbus 1665, Kaapstad, 8000
• **Tel:** +27 (0)21 483 5959 • **E-pos:** ceoheritage@westerncape.gov.za

Idilesi yendawo: kumgangatho 3, kwisakhiwo iprotea Assurance, Greenmarket Square, ekapa, 8000 • **Idilesi yeposi:** Inombolo yebhekisi yeposi 1665, eKapa, 8000 • **Linombolo zomnxeba:** +27 (0)21 483 5959 • **Idilesi ye-imeyile:** ceoheritage@westerncape.gov.za



REFERENCE: 16/3/3/6/7/1/F2/3/2023/24
DATE: 6 DECEMBER 2024

The Municipal Manager
Cederberg Municipality
Private Bag X2
CLANWILLIAM
8135

For Attention: Mr. G.F Matthyse

Tel: (027) 482 8000
Email: cfo@cederbergmun.gov.za

Dear Sir

ACKNOWLEDGEMENT OF RECEIPT OF THE PRE-APPLICATION BASIC ASSESSMENT REPORT ("BAR") AND THE ENVIRONMENTAL MANAGEMENT PROGRAMME ("EMPR") IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) ("NEMA") AND THE ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014 (AS AMENDED) WITH RESPECT TO THE PROPOSED DEVELOPMENT OF CITRUSDAL HOUSING DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON ERVEN 3677, 3680 and 3617, CITRUSDAL

1. The pre-application BAR, EMPr and supporting documentation received by this Directorate via electronic mail correspondence on 25 November 2024, refer.
2. This letter serves to acknowledge receipt of the abovementioned documentation by this Directorate
3. This Directorate will provide comment on the pre-application BAR and EMPr within the stipulated thirty (30) day comment period.
4. You are reminded that it is an offence in terms of Section 49A of the NEMA for a person to commence with a Listed Activity unless the Competent Authority has granted an Environmental Authorisation for the undertaking of the activity.
5. This Directorate reserves the right to revise or withdraw its comments and request further information from you based on any information received.

Your interest in the future of the environment is greatly appreciated.

Yours faithfully

**Ayesha
Hamdulay**

Digitally signed by Ayesha
Hamdulay
Date: 2024.12.06 20:45:11 +02'00'

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

Copied to: (1) Mr. Nicolaas Hanekom (Enviro-EAP (Pty) Ltd)

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

REFERENCE: 16/3/3/6/7/1/F2/3/2023/24
DATE: 30 DECEMBER 2024

The Municipal Manager
Cederberg Municipality
Private Bag X2
CLANWILLIAM
8135

For Attention: Mr. G.F Matthyse

Tel.: (027) 482 8000
E-mail: cfo@cederbergmun.gov.za

Dear Sir

COMMENTS ON THE PRE-APPLICATION BASIC ASSESSMENT REPORT (“BAR”) AND THE ENVIRONMENTAL MANAGEMENT PROGRAMME (“EMPR”) IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) (“NEMA”) AND THE ENVIRONMENTAL IMPACT ASSESSMENT (“EIA”) REGULATIONS, 2014 (AS AMENDED) WITH RESPECT TO THE PROPOSED EXPANSION OF THE RIVIER VIEW SETTLEMENT AND ASSOCIATED INFRASTRUCTURE ON ERVEN 3677 AND 3617, CITRUSDAL

1. The pre-application BAR, EMPr and supporting documentation received by this Directorate via electronic mail correspondence on 25 November 2024, and this Directorate’s acknowledgement of receipt letter issued on 6 December 2024, refer.
2. This Directorate has considered the information contained in the pre-application BAR and supporting documentation, and has the following comments:

2.1. Departmental Referrals

It is stated in Regulation 8 of the EIA Regulations, 2014 (as amended), that a Competent Authority “*must advise the proponent or applicant of any matter that may prejudice the success of an application*”. As such, and due to the nature of your proposal, this case will be referred to the Department’s landuse planning section for comment. You will be informed of the relevant advice obtained, as soon as this becomes available.

2.2. Listed Activities

- 2.2.1. This Directorate has reviewed the information contained in the NOI and hereby confirms that Listed Activity 9, 12, 19, 24, 27 and 28 of Listing Notice 1 of the EIA Regulations, 2014 (as amended), and Listed Activity 2, 4 and 12 of Listing Notice 3 of the EIA Regulations, 2014 (as amended) are applicable to the development proposal.
- 2.2.2. You are hereby advised that only those Listed Activities applied for in terms of the EIA Regulations, 2014 (as amended) will be considered for authorisation.
- 2.2.3. The onus is on the proponent to ensure that the all applicable Listed Activities are applied for and assessed, as part of the pre-application- and the formal EIA application processes. Failure to include any applicable Listed Activity may invalidate the application.

2.3. Public Participation Process

You are reminded to submit proof of the Public Participation Process being conducted for the draft BAR. This will include, *inter alia*, the following:

- 2.3.1. Proof that the pre-application BAR will be made available to registered Interested and Affected Parties ("I&APs"), which include the following relevant authorities:
 - 2.3.1.1. CapeNature;
 - 2.3.1.2. Heritage Western Cape;
 - 2.3.1.3. Cederberg Municipality;
 - 2.3.1.4. West Coast District Municipality;
 - 2.3.1.5. Department of Environmental Affairs and Development Planning ("DEA&DP") Directorate: Waste Management;
 - 2.3.1.6. DEA&DP: Directorate: Pollution and Chemicals Management;
 - 2.3.1.7. Western Cape Government: Agriculture;
 - 2.3.1.8. Western Cape Government: Infrastructure; and
 - 2.3.1.9. The National Department of Water and Sanitation.
- 2.3.2. Please ensure that comments from the National DWS are obtained and included in the final BAR.
- 2.3.3. A complete list of registered I&APs and the Comments and Response Report, indicating all the comments received from I&APs on the pre-application BAR and the responses thereto;
- 2.3.4. It is noted that the Heritage Western Cape has been consulted and the correspondence from HWC (dated 25 June 2024), indicated that the proposed development does not trigger Section 38(1) of the National Heritage Resources Act, 1999 (Act No. 25 of 1999) ("NHRA"); and
- 2.3.5. Please ensure that all relevant I&APs are consulted, and comments are adequately addressed, prior to the submission of the draft BAR for further reviewing and the final BAR for decision-making.

2.4. Specialist Reports

- 2.4.1. Please ensure that all relevant specialist assessments required are undertaken and included in the draft BAR.
- 2.4.2. The recommendations of specialist professionals contained in specialist reports must be transferred into the Environmental Management Programme ("EMPr") to be submitted with the draft BAR for review.
- 2.4.3. Kindly be advised to ensure that the content of specialist reports complies with the relevant Protocol, or Appendix 6 of the EIA Regulations, 2014 (as amended), where no Protocol exists.

2.5. Confirmation of Availability of Municipal Services

- 2.5.1. This Directorate notes the confirmation of bulk electrical services (dated 12 September 2024).
- 2.5.2. Please ensure that this Directorate is provided with written proof that the relevant service providers, *i.e.*, the Municipality, has sufficient capacity to provide the necessary bulk services to the proposed development.
- 2.5.3. Confirmation of the availability of services from the relevant service providers must be provided together with the BAR for decision-making.

2.6. Basic Assessment Report

2.6.1. Please ensure the BAR contain all information requirements outlined in Appendix 1 of the EIA Regulations, 2014 (as amended), i.e., the requirements with respect to the 'Content of basic assessment reports'.

2.7. Sense of Place

You are reminded to ensure that all efforts are made and illustrated in the final BAR of how the proposed development will respect the surrounding area's unique agriculture and heritage value.

2.8. Need and Desirability

2.8.1. In terms of the EIA Regulations, 2014 (as amended) when considering an application, this Directorate must take into account a number of specific considerations including, *inter alia*, the need for and desirability of any development proposal. As such, the need for and desirability of the development proposal must be considered and reported on in the BAR.

2.8.2. The BAR must reflect how the strategic context of the site in relation to the broader surrounding area, has been considered in addressing need and desirability.

2.9. General

2.9.1. Your attention is once more drawn to Appendix 1 of the EIA Regulations, 2014 (as amended), for the requirements with respect to the 'Content of basic assessment reports'. Please ensure that these requirements are met.

2.9.2. Your attention is drawn to Appendix 4 of the EIA Regulations, 2014 (as amended), for the requirements with respect to the 'Content of Environmental Management Programme'. Please ensure that these requirements are met.

2.9.3. Please note that Documentation must be submitted via mail correspondence to the central email address (DEADPEIAAdmin@westerncape.gov.za), with attached pdf versions of the report or, if too large to attach to an email, to be made available via an electronic link to download the documents.

3. You are reminded that it is an offence in terms of Section 49A of the NEMA for a person to commence with a Listed Activity unless the Competent Authority has granted an Environmental Authorisation for the undertaking of the activity.
4. Kindly quote the abovementioned reference number in any future correspondence regarding this application.
5. The Directorate reserves the right to revise or withdraw its comments and request further information from you based on any information received.

Your interest in the future of the environment is greatly appreciated.

Yours faithfully

**Ayesha
Hamdulay**

Digitally signed by Ayesha
Hamdulay
Date: 2024.12.30 19:13:13 +02'00'

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

Copied to:
(1) Mr. Nicolaas Hanekom (Enviro-EAP (Pty) Ltd)

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

Reference: 19/2/5/3/F2/3/WL0243/24

Cederberg Municipality
Municipal Manager
Private Bag X2
CLANWILLIAM
8135

Email: mm@cederberg.gov.za

For Attention: Mr. Gerrit Matthyse

COMMENTS ON THE PRE-APPLICATION DRAFT BASIC ASSESSMENT REPORT FOR THE PROPOSED CITRUSDAL HOUSING DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON ERVEN 3677 AND 3617 AND RESERVOIR ON FARM NR: RE/4/555 NEXT TO EXISTING RESERVOIR, CITRUSDAL.

1. The Pre-Application Basic Assessment Report (BAR) dated November 2024, as received by the Department on 22 November 2024, refers.
2. The Sub-Directorate: Waste Management Licensing has reviewed the above-mentioned report and with the following comments:
 - 2.1. The Application and the EMPr references to the erven are inconsistent, please confirm that as per the general project description in the BAR application development will only occur on Erven **3677 3617 and reservoir on farm nr: RE/4/555**, further in the BAR report **Erf 3680** is mentioned and in the draft Environmental Management Programme document **Erf 3680** is also included, is **Erf 3680** part of the proposal?.
 - 2.2. Please ensure that all documents are signed by the required signatories.
 - 2.3. The developers must obtain written confirmation from the Cederberg Municipality regarding its capacity to manage the essential waste management services, particularly the increase in waste from the proposed development. While this information may be included in the Final Basic Assessment Report (FBAR), the applicant is reminded of the need to ensure the municipality has the capacity and is prepared to handle the anticipated waste before the project approval.
 - 2.4. The EMPr does not explicitly mention the application of a waste management hierarchy or the practice of sorting waste into recyclables and general waste. The applicant needs to implement a waste segregation plan to separate biodegradable, recyclable, and non-recyclable waste. Hazardous waste from construction such as used oils, paints, broken glass should be managed and

not buried on site, the waste should be disposed of at facilities authorised to accept of such materials.

- 2.5. Designated bins should be placed throughout the development to facilitate this waste segregation process.
- 2.6. On Page 19 of 49 in the EMPr, it is highlighted that suitable chemical toilets facilities will be provided and includes a penalty for failing to use portable toilets, indicating that they are a part of the waste management strategy. The department would like to emphasize the importance of ensuring that chemical toilets are regularly serviced throughout the construction of the project and sent to the wastewater treatment works for processing. Leaks from the toilets should not contaminate any water sources in proximity of these facilities, the emptying of buckets adjacent to the portable toilets are not acceptable.
- 2.7. The management of waste must, under all circumstances, be done in accordance with section 16, the "general duty in respect of waste management" of the National Environmental Management: Waste Act, 2008 (Act No. 59 of 2008), as amended (NEM: WA). Section 16(1)(d) of the NEM: WA states: "A holder of waste must, within the holder's power, take all reasonable measures to manage waste in such a manner that it does not endanger health or the environment or cause a nuisance through noise, odour or visual impacts."
- 2.8. The Department reserves the right to revise initial comments and request further information based on the information received.

Yours faithfully

Lance McBain-Charles Digitally signed by Lance McBain-Charles
Date: 2025.01.10 13:26:45 +02'00'

Lance McBain-Charles
Control Environmental Officer (Grade B)
Head Waste Management Licensing

Date: 2025/01/10

Cc: Nicolaas Hanekom (Enviro-EAP (Pty) Ltd.)

Email: nicolaas@enviro-eap.co.za

Postal PO Box 26, Porterville, 6810
Physical 72 Voortrekker Street, Porterville, 6810
Website www.capenature.co.za
Enquiries Ismat Adams
Telephone Main +27 87 087 3188
Email iadams@capenature.co.za
Reference SSD14/2/6/1/8/2/_Erf 3677_Citrusdal
Date 23 January 2025

Enviro-EAP (Pty) Ltd

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

Attention: Nicolaas Hanekom

Dear Nicolaas

RE: THE PROPOSED CITRUSDAL HOUSING DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON ERVEN 3677 AND 3617 AND RESERVOIR ON FARM NR: RE/4/555 (NEXT TO EXISTING RESERVOIR, CITRUSDAL)

DEA&DP Ref: 16/3/3/6/7/1/F2/3/2023/24

Herewith comment on this application:

1. Based on the terrestrial biodiversity assessment, botanical compliance statement, site photos and satellite imagery it is agreed that the housing and reservoir development site is essentially transformed and does not contain the representative habitat present as mapped by the VegMap. Based on these assessments and the freshwater assessment the reasons for CBA mapping on the site have already been undermined by previous activities on site that has essentially removed CBA functionality on site.
2. It is understood from the freshwater assessment that the development will not encroach on the watercourses on or adjacent to the site, as the non-perennial streams have been altered and channelled and will receive stormwater input, while the perennial streams (Olifants river) and associated wetland will not be directly impacted as the development will be outside of the 1:100 year floodline. Considering that the aquatic features on and adjacent to the site have been severely impacted by channelisation, pollution, and land invasion, the overall residual impact on the watercourses in the project area has been assessed as low negative.

It is agreed that the degradation of the Olifants river wetland area must be remediated.

The freshwater assessment has not included an assessment of risk to the watercourses as per DWS risk assessment matrix, and does not provide an indication on whether general authorisation or water-use licence would be appropriate for the development, in consideration of NWA requirements.

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: 2025.01.23 13:26:48
+0200

Land-Use Scientist: Landscape West
Conservation Operations

Page 1 of 1

PROOF OF SENDING DRAFT BAR

Nicolaas Hanekom

From: Nicolaas Hanekom
Sent: Wednesday, April 2, 2025 4:37 PM
To: DEADP EIA Admin; Marei Phakwago; Marius Wheeler; 'Ismat Adams'; 'Arabel McClelland'; Saliem Haider; landuse.elsenburg@elsenburg.com; Ndobeni Nelisa (BVL); Dreyer Warren <DreyerW@dws.gov.za> (DreyerW@dws.gov.za); VisserK@dws.gov.za; 'Nieuwoudt Rassie (BVL)'; TorchT@dws.gov.za; mm@cederberg.gov.za; Gerrit Matthyse; 'Danne Joubert'; Adriaan Neethling; 'Shirley-Ann Mouton'; 'Hilton Wilson'; 'Lizel Parring'; Priscilla.VanAs@westerncape.gov.za; HOD.TransportPublicWorks@westerncape.gov.za; westcoastdm@wcdm.co.za; Ceoheritage; corvdw@elsenburg.com; Brandon Layman; Johmandie Pienaar; Nicolaas Hanekom
Cc: Admin; Belinda Swartland
Subject: AVAILABILITY OF DRAFT BAR FOR COMMENT. DEA&DP REFERENCE NUMBER: 16/3/3/1/F2/3/2006/25. THE PROPOSED CITRUSDAL HOUSING DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON ERVEN 3677 AND 3617 AND RESERVOIR ON FARM NR: RE/4/555 (NEXT TO EXISTING

**AVAILABILITY OF DRAFT BAR FOR COMMENT.
THE PROPOSED CITRUSDAL HOUSING DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON ERVEN 3677 AND 3617 AND RESERVOIR ON FARM NR: RE/4/555 (NEXT TO EXISTING RESERVOIR, CITRUSDAL DEA&DP REFERENCE NUMBER: 16/3/3/1/F2/3/2006/25
DATED MARCH 2025**

Dear Key departments and registered Interested and Affected Parties

This email serves as a notification of the availability of the Draft BAR and appendices for **30-day** commenting period. Please take note of the details below which set out: - (1) How you can access the Draft BAR and appendices, (2) the commenting period and deadline for the submission of comments, and (3) how to submit comments.

The Draft BAR and appendices are accessible via: -

- (i) electronic download on our website at: <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 or during the full commenting period)**.
- (ii) The report and appendixes can be downloaded using the following share link [Citrusdal-Housing-DBAR](#)

(2) COMMENTING PERIOD ON THE DRAFT BAR AND APPENDICES AND DEADLINE FOR COMMENTS SUBMISSION

The commenting period of the draft BAR and appendices is **30 days EXCLUDING PUBLIC HOLIDAYS**, starting from the **3 April 2025** ending on the **7 May 2025**. Your comments on the Draft BAR and appendices must be provided within the regulatory 30-day commenting period or by no later than the **7/05/2025**.

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 BAR and appendices on this date **2 April 2025, commenting period commence on 3 April 2025**. As such all RI&APs and Stakeholders are considered to be "in possession" of the Draft BAR and appendices from the date of electronic notification.

(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: Nicolaas Hanekom
Email: admin@enviro-eap.co.za

I trust the above is in order, kindly acknowledge receipt.

Vriendelike Groete / Kind regards

Nicolaas Hanekom
Director, Enviro-EAP
Pri Sci Nat (Ecology) 400274/11
Registered Environmental Assessment Practitioner: 2020/1146

Contact number: 076 963 6450

School str 2
Agulhas
South Africa
7287



 Enviro-EAP (Pty) Ltd
Reg: 2018/435233/07
Director: Nicolaas Hanekom
EAP's: Johanda Pienaar & Lauren Abrahams

 Office: +27 (0) 76 963 6450
Email: admin@enviro-eap.co.za
Web: www.enviro-eap.co.za

 Postal Address:
School Str 2
Agulhas
South Africa
7287

TABLE 4: COMMENTS AND RESPONSES TABLE –APPLICATION AND DRAFT BAR

STAKEHOLDER/IAP	DATE	COMMENT	RESPONSE
Department of Environmental Affairs and Development Planning Kabelo Phakwago Development Management	28 February 2025	<p>ACKNOWLEDGEMENT OF RECEIPT OF THE APPLICATION FORM FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) (“NEMA”) AND THE ENVIRONMENTAL IMPACT ASSESSMENT (“EIA”) REGULATIONS, 2014 (AS AMENDED) WITH RESPECT TO THE PROPOSED DEVELOPMENT OF THE RIVIER VIEW SETTLEMENT AND ASSOCIATED INFRASTRUCTURE ON ERVEN 3677 AND 3617, CITRUSDAL AND EXPANSION OF THE RESERVOIR ON PORTION 4 OF THE REMAINDER OF THE FARM NO. 555, CITRUSDAL</p> <p>1. The Application Form and supporting documentation, received by this Directorate via electronic mail correspondence on 17 February 2025, refer.</p> <p>2. This serves to acknowledge receipt of the aforementioned documents by this Directorate.</p> <p>3. Project Description</p> <p>The following information was noted from the Application Form submitted to this Directorate:</p> <p>3.1. Page 1, the general project description indicates that the site comprises of Erven 3677 and 3617, Citrusdal and Farm No. RE/4/555, Citrusdal. However, page 5, Section C indicates that the proposed development will be located on Erven 3677, 3617 and 3680, Citrusdal and Farm No. RE/4/555, Citrusdal. Please confirm whether or not Erf 3680, Citrusdal is a part of the site. If this is so, you are required to submit a revised Application Form.</p> <p>3.2. Page 5, Section C requires the indication on whether the proposed development is new or is an expansion. Please ensure that the relevant option is selected. Moreover, it is indicated on the same page and section that a Scoping and EIA</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted. Apologies for this. The environmental authorization does not include erf 3680. Section 5 is incorrect. The correct information was included I draft BAR.</p> <p>Noted. Please refer to draft BAR and updated EA application. Option new was selected. Apologies. EA application amended to reflect Basic Assessment Process.</p>

	<p>Reporting process is applicable to the development proposal, however, no Listed Activity under Listing Notice 2 of EIA Regulations, 2014 (as amended) has been listed. Kindly provide clarity on this aspect.</p> <p>3.3. Please ensure that the application form is revised and provided to this Directorate.</p> <p>4. Applicable Listed Activities</p> <p>4.1. Having considered the information contained in the Application Form, this Directorate confirms that the proposed development constitutes Listed Activity 9, 12, 19, 24, 27 and 28 of Listing Notice 1 of the EIA Regulations, 2014 (as amended), and Listed Activity 2, 4 and 12 of Listing Notice 3 of the EIA Regulations, 2014 (as amended).</p> <p>4.2. Should the proposed development require the clearance of an area of 20 hectares or more of indigenous vegetation, the applicability of listed activity 15 of Listing Notice 2 of the EIA Regulations, 2014 (as amended), must be confirmed.</p> <p>4.3. You are hereby advised that only those Listed Activity(s) applied for in terms of the EIA Regulations, 2014 (as amended) will be considered for authorisation.</p> <p>4.4. The onus is on the applicant to ensure that all of the applicable listed activities are applied for and assessed as part of the EIA process. Failure to include any applicable Listed Activities may invalidate the application.</p> <p>5. Water Use License Application (“WULA”)</p> <p>5.1. It is indicated in the abovementioned Application Form that the proposed development requires an application for a General Authorisation (“GA”) or Water Use License Application (“WULA”) in terms of the National Water Act, 1998 (Act No. 36 of 1998).</p> <p>5.2. This Directorate notes the Appendix G, the proof of communication with National Department of Water and</p>	<p>Noted. Revised application form attached to draft BAR.</p> <p>Noted and thanks for confirmation.</p> <p>The proposed development will not result in the clearing of more than 20 ha indigenous vegetation.</p> <p>Noted.</p> <p>Noted.</p> <p>Correct.</p> <p>Correct.</p>
--	--	---

		<p>Sanitation (“DWS”). Proof of application of the application with National DWS must be included as an appendix in the draft BAR.</p> <p>5.3. You are advised that the Standard Operating Procedure (“SOP”) between the Department and the National DWS, which came into effect on 1 July 2017, must be complied with.</p> <p>5.4. In terms of the Agreement for the One Environmental System (Section 50A of the NEMA and Sections 41(5) and 163A of the National Water Act, 1998 (Act No. 36 of 1998) (“NWA”)) the processes for a WULA and for an EIA must be aligned and integrated with respect to the fixed and synchronised timeframes, as prescribed in the EIA Regulations, 2014 (as amended), as well as the WULA Regulations of 2017.</p> <p>6. Heritage Resources</p> <p>6.1. It is indicated in the Notice of Intent to Develop for the proposed development does not constitute the undertaking of the categories of development, as set out in Section 38(1) of the National Heritage Resources Act, 1999 (Act No. 25 of 1999).</p> <p>6.2. It is noted that Heritage Western Cape (“HWC”) has been consulted and has confirmed that the proposed development does not require any action under Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999).</p> <p>6.3. Proof of having submitted the Notice of Intent to Develop as well as all comments obtained from HWC and the responses thereto must be provided to this Directorate in all subsequent reports.</p> <p>7. Screening Report, Site Sensitivity Verification (“SSV”) Report, Protocols and Specialist Assessments</p> <p>7.1. Screening Tool Report and SSV Report</p>	<p>Noted. Proof included in draft BAR.</p> <p>Noted. The processes for a WULA and for an EIA is aligned and integrated with respect to the fixed and synchronised timeframes. The processing of the WULA in terms of DWS and e-wulaas system is however managed by DWS and the applicant does not have control on this other than submitting documents once steps are open on e-wulaas system.</p> <p>Correct.</p> <p>Correct.</p> <p>Please refer to Appendix E.1 for HWC comment and proof.</p> <p>Noted.</p>
--	--	---	---

		<p>7.1.1. This Directorate notes that the Screening Tool Report (dated 16 February 2025) and the SSV Report (dated February 2025) has been provided, as part of the application form.</p> <p>7.1.2. Please note that where a specialist assessment is required, but no specific environmental theme Protocol has been prescribed, the level of assessment must be based on the findings of the SSVR and must comply with Appendix 6 of the EIA Regulations, 2014 (as amended).</p> <p>7.2. The following specialist assessments were identified in the Screening Tool Report (dated 16 February 2025):</p> <p>7.2.1. A Landscape/Visual Impact Assessment;</p> <p>7.2.2. An Archaeological and Cultural Heritage Impact Assessment;</p> <p>7.2.3. A Palaeontological Impact Assessment;</p> <p>7.2.4. A Terrestrial Biodiversity Impact Assessment;</p> <p>7.2.5. An Aquatic Biodiversity Impact Assessment;</p> <p>7.2.6. A Socio-Economic Assessment;</p> <p>7.2.7. A Plant Species Assessment; and</p> <p>7.2.8. An Animal Species Impact Assessment.</p> <p>7.3. The Protocols</p> <p>7.3.1. The “Procedures for the Assessment and Minimum Criteria for Reporting on identified Environmental Themes in terms of Sections 24(5)(a) and (h) and 44 of the National Environmental Management Act, 1998, when applying for Environmental Authorisation” (“the Protocols”) were published on 20 March 2020 (Government Notice No. 320 as published in Government Gazette No. 43110 on 20 March 2020) and the Protocols are applicable to your proposed development.</p> <p>7.3.2. Be advised that the Protocols must be complied with for every new application that is submitted after 9 May 2020.</p>	<p>Correct.</p> <p>Noted. Please refer to site sensitivity verification report, assessments and compliance statements for proof of following the prescribed protocols.</p> <p>Correct.</p> <p>Noted. Please refer to site sensitivity verification report, assessments and compliance statements for proof of following the prescribed protocols.</p> <p>Noted. Please refer to site sensitivity verification report, assessments and compliance statements for proof of following the prescribed protocols.</p>
--	--	--	--

	<p>7.3.3. It was noted from the Environmental Assessment Practitioner’s (“EAPs”) motivation included in the abovementioned Application Form, that Aquatic Ecosystem Impact Assessment was conducted.</p> <p>7.3.4. Please be reminded to ensure that specialist studies/compliance statements to be conducted must meet the requirements of the Protocols.</p> <p>7.3.5. Appendix 6 of the EIA Regulations, 2014 (as amended) must be met for certain specialist studies, where no Protocol exists.</p> <p>7.3.6. Please note that should any authority that has jurisdiction in respect of any aspect of the proposed development request that further specialist studies be conducted, and where the request is supported by this Directorate, this must take precedence.</p> <p>8. Exemptions</p> <p>8.1. This Directorate notes that you do not intend to apply for exemption in terms of the National Exemption Regulations, 2014 from any of the requirements of the PPP, as stipulated in Regulation 41 of the EIA Regulations, 2014 (as amended) and that you do not intend to apply for exemption from any other provisions contained in the EIA Regulations, 2014 (as amended), the NEMA or any notice issued under the NEMA.</p> <p>8.2. Please note that should you fail to meet a requirement of the EIA Regulations, 2014 (as amended) or the NEMA and if no exemption from that provision was applied for and granted, your EIA application may be refused by this Directorate.</p> <p>9. Guidelines</p> <p>You are advised that when undertaking the Basic Assessment process, you must take into account the applicable Guidelines including the Guidelines developed by the Department. The</p>	<p>Correct. Specialist study included as Appendix G.</p> <p>Noted. Please refer to site sensitivity verification report, assessments and compliance statements for proof of following the prescribed protocols.</p> <p>Noted. Please refer to site sensitivity verification report, assessments and compliance statements for proof of following the prescribed protocols.</p> <p>Noted. None requested to date.</p> <p>Noted. Correct.</p> <p>Noted.</p> <p>Noted. Please refer to draft BAR for proof of taking into account the guidelines.</p>
--	---	--

	<p>Department's Guidelines can be downloaded from the Department's website. In particular, the Guidelines that may be applicable to the proposed development include, inter alia, the following:</p> <p>9.1. Guideline for the Review of Specialist Input in the EIA process (June 2005)</p> <p>9.2. Guideline for Environmental Management Plans (June 2005)</p> <p>9.3. Guideline on Alternatives (March 2013)</p> <p>9.4. Guideline on Need and Desirability (March 2013)</p> <p>10. Content of a Basic Assessment Report ("BAR")</p> <p>The BAR must contain all the information outlined in Appendix 1 of the EIA Regulations, 2014 (as amended) and must include the information requested in this letter. Failure to submit any information prescribed in Appendix 1 of the EIA Regulations, 2014 (as amended) may result in Environmental Authorisation being refused.</p> <p>11. Public Participation Process ("PPP")</p> <p>11.1. The BAR must be subjected to a PPP that complies with Chapter 6 of the EIA Regulations, 2014 (as amended) and must take into account any applicable Guidelines published in terms of Section 24J of the NEMA, the Department's Circular EADP 0028/2014 on the "One Environmental Management System" and the EIA Regulations, 2014 (as amended), as well as any other Guidelines developed by the Department.</p> <p>11.2. In addition to the above, the EAP must submit an electronic copy of the BAR to the Department for a minimum commenting period of thirty (30) days. The BAR must be made available to all relevant State Departments and/or Organs of State that administer laws relating to a matter affecting the environment, for a minimum commenting period of thirty (30) days.</p>	<p>Noted. Please refer to draft BAR for proof.</p> <p>Noted. Please refer to this report for proof.</p> <p>Noted. Please refer to this report for proof.</p>
--	--	--

	<p>11.3. This Directorate herewith further provides the following comments:</p> <p>11.3.1. Your attention is drawn to Circular 0027 of 2021 regarding the electronic administration of EIA applications. The Directorate: Development Management (Region 1 and 2) will continue with the electronic submission of correspondence and has for this reason established a dedicated e-mail address for the submission of all correspondence to the Directorates. For the Cape Town office, the e-mail address is DEADPEIAAdmin@westerncape.gov.za.</p> <p>11.3.2. This new electronic means of working is effective from 1 February 2022 and all general EIA queries, correspondence, applications, non-applications and reports must be e-mailed to the aforementioned email address.</p> <p>11.3.3. Please ensure that where electronic copies cannot be accessed by I&APs, alternative access to copies of the draft BAR are made available.</p> <p>11.3.4. E-mail notification to I&APs is strongly supported. However, other means of notification for those I&APs will be required, where no e-mail addresses are available, or where the likelihood of success of this electronic correspondence is expected to be low.</p> <p>11.3.5. Where I&APs are unable to access electronic copies of the draft BAR, a hard copy of the report must be made available. Alternatively, the EAP will be required to engage with I&APs, with respect to alternative methods of accessing electronic copies of the draft BAR.</p> <p>11.3.6. It is hereby requested that documents be submitted in pdf. format and not scanned, as far as possible. Documents should also be saved, as separate documents, as opposed one consolidated pdf. document being submitted.</p>	<p>Noted. Please refer to this report for proof.</p>
--	--	--

	<p>11.4. The EAP must notify this Directorate in writing of the date the BAR was submitted to the relevant State Departments and/or Organs of State and clearly indicate whether such State Departments and/or Organs of State were notified of the commenting period in terms of Section 24O of the NEMA.</p> <p>11.5. It is imperative that State Departments and/or Organs of State be in possession of the Reports when the EAP issues them with the notice in terms of Section 24O of the NEMA. Please note that the EAP is responsible for such consultation. Therefore, it is requested that the EAP include proof of such notification to the relevant State Departments and/or Organs of State in terms of Section 24O (2) and (3) of the NEMA in the BAR, where appropriate.</p> <p>11.6. In terms of good environmental practice, you are encouraged to engage with State Departments and/or Organs of State early in the EIA process to solicit their inputs on any of their requirements to be addressed in the EIA process. Please note that this does not replace the requirement of making the BAR available to State Departments and/or Organs of State, as stipulated above. The following State Departments and/or Organs of State must be consulted during the application process, as part of the PPP:</p> <p>11.6.1.1. CapeNature;</p> <p>11.6.1.2. Heritage Western Cape;</p> <p>11.6.1.3. Cederberg Municipality;</p> <p>11.6.1.4. West Coast District Municipality;</p> <p>11.6.1.5. Department of Environmental Affairs and Development Planning (“DEA&DP”) Directorate: Waste Management;</p> <p>11.6.1.6. DEA&DP: Directorate: Pollution and Chemicals Management;</p>	<p>Noted. Please refer to this report for proof.</p> <p>Noted. Please refer to this report for proof.</p> <p>Noted. Please refer to this report for proof.</p>
--	--	--

		<p>11.6.1.7. Western Cape Government: Agriculture; 11.6.1.8. Western Cape Government: Infrastructure; 11.6.1.9. Western Cape Government: Transport and Public Works, and 11.6.1.10. The National Department of Water and Sanitation. 11.7. A register of I&APs must be opened and maintained. The said register must be submitted to this Directorate. The EAP must record and respond to all comments received. The comments and responses must be captured in a 'Comments and Responses Report' and must include a description of the PPP followed. This report must be included in the public participation information attached to the final BAR to be submitted for a decision.</p> <p>12. Environmental Management Programme ("EMPr") 12.1. In accordance with Section 24N of the NEMA and Regulation 19 of the EIA Regulations, 2014 (as amended), this Directorate hereby requires the submission of an EMPr. The contents of such an EMPr must meet the requirements outlined in Section 24N (2) and (3) of the NEMA (as amended) and Appendix 4 of the EIA Regulations, 2014 (as amended). 12.2. The EMPr must address the potential environmental impacts of the proposed expansion throughout the project life cycle, including an assessment of the effectiveness of monitoring and management arrangements after implementation (auditing). The EMPr must be submitted together with the BAR. When compiling the EMPr, the Department's Guideline for Environmental Management Plans (June 2005), available on the Department's website, must be taken into account as well as Appendix 4 of the EIA Regulations, 2014 (as amended).</p>	<p>Noted. Please refer to this report for proof.</p> <p>Noted. Please refer to draft EMPr for more detail and proof.</p> <p>Noted. Please refer to draft EMPr for more detail and proof.</p>
--	--	--	--

	<p>13. Alternatives</p> <p>13.1. Be advised that in terms of the EIA Regulations, 2014 (as amended) and the NEMA the investigation of alternatives is mandatory. All alternatives identified must therefore be investigated to determine if they are feasible and reasonable. In this regard it must be noted that this Directorate may grant authorisation for an alternative, as if it has been applied for or may grant authorisation in respect of all or part of the activity applied for, as specified in Regulation 20 of the EIA Regulations, 2014 (as amended). Alternatives are not limited to activity alternatives, but include layout alternatives, design, activity, operational and technology alternatives.</p> <p>13.2. You are hereby reminded that it is mandatory to investigate and assess the option of not proceeding with the proposed activity (i.e., the “no-go” option) in addition to other alternatives identified. Every EIA process must therefore identify and investigate alternatives, with feasible and reasonable alternatives to be comparatively assessed. If, however, after having identified and investigated alternatives, no feasible and reasonable alternatives were found, no comparative assessment of alternatives, beyond the comparative assessment of the preferred alternative and the option of not proceeding, is required during the assessment. What would, however, be required in this instance is proof that the investigation was undertaken and motivation indicating that no reasonable or feasible alternatives other than the preferred option and the “no-go” option exist.</p> <p>14. Need and Desirability</p> <p>14.1. In terms of the NEMA EIA Regulations, 2014 (as amended), when considering an application, the Directorate must take into account a number of specific considerations including, inter alia, the need for and desirability of any</p>	<p>Noted. Please refer to draft BAR for proof and more detail on alternatives.</p> <p>Noted. Please refer to draft BAR for proof and more detail on alternatives.</p> <p>Noted. Please refer to draft BAR and Appendix L Rezoning Subdivision motivation report for more detail on need and desirability.</p>
--	---	---

	<p>proposed development. As such, the need for and desirability of the proposed activity must be considered and reported on in the BAR. The BAR must reflect how the strategic context of the site in relation to the broader surrounding area, has been considered in addressing need and desirability.</p> <p>15. NEMA Principles In addition to the above, you must clearly show how the proposed development complies with the principles contained in Section 2 of the NEMA and must also show how the proposed development meets the requirements of sustainable development.</p> <p>16. Social and Gender Considerations You are reminded that the social context of the proposed development must always be considered. This includes the impact that the development proposal may have on the prevalence of HIV/AIDS, Sexually Transmitted Infections (“STI”) and Tuberculosis (“TB”), as well as equity and gender related concerns.</p> <p>17. Climate Change 17.1. The BAR must report on the potential impacts on climate change. One of the objectives of the Western Cape Provincial Spatial Development Framework published by the Department is to minimise the consumption of scarce environmental resources such as water, fuel, building materials, mineral resources, electricity, and land. To this effect and as part of the efforts to reduce the effects of climate change, you must, as part of the EIA process, identify energy efficient technologies that could be implemented for the proposed development. 17.2. Considering that South Africa is a water scarce country and that many catchments in the Western Cape are already water stressed, you must also consider implementing the use</p>	<p>Noted. Please refer to draft BAR for proof how the proposed development complies with the principles contained in Section 2 of the NEMA.</p> <p>Noted. Please refer to draft BAR on more detail on the impact that the development proposal may have on the prevalence of HIV/AIDS, Sexually Transmitted Infections (“STI”) and Tuberculosis (“TB”), as well as equity and gender related concerns.</p> <p>Noted. Please refer to draft BAR on the potential impacts on climate change.</p> <p>Noted. Please refer to draft BAR alternative technologies to protect water resources.</p>
--	--	---

		<p>of water saving devices and technologies for the proposed development.</p> <p>18. Process Requirements</p> <p>18.1. This Directorate awaits the submission of the final BAR for decision-making, as prescribed by Regulation 19 of the EIA Regulations, 2014 (as amended). In accordance with Regulation 19 of GN No. R.982 (as amended), the Department hereby stipulates that the final BAR for decision-making must be submitted to this Department within ninety (90) days from the date of receipt of the Application Form for Environmental Authorisation by the Department, calculated from 17 February 2025.</p> <p>18.2. If, however, significant changes have been made or significant new information has been added to the BAR, the applicant/ EAP must notify this Directorate that an additional 50 days (i.e., 140 days from receipt of the Application Form for Environmental Authorisation) will be required for the submission of the final BAR for decision-making. The additional 50 days must include a minimum commenting period of thirty (30) days to allow registered Interested and Affected Parties (“I&APs”) to comment on the revised report/additional information.</p> <p>18.3. If the final BAR for decision-making is not submitted within the prescribed timeframe, the application will lapse in terms of Regulation 45 of the EIA Regulations, 2014 (as amended) and your case file will be closed for administrative purposes, unless an extension has been granted in terms of Regulation 3(7). Should you wish to pursue the application again, a new EIA application process would have to be initiated. A new Application Form for Environmental Authorisation would have to be submitted to the Competent</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
--	--	--	---

		<p>Authority with proof of having again paid the prescribed application fee.</p> <p>19. General</p> <p>19.1. In addition to the above requirements, you must clearly show how the proposed development complies with the principles contained in Section 2 of the NEMA and must also show how the proposed development meets the requirements of sustainable development.</p> <p>19.2. Please note that the activity may not commence prior to obtaining an Environmental Authorisation. It is an offence for a person to commence with a listed activity unless the competent authority has granted an Environmental Authorisation for the undertaking of the activity.</p> <p>20. Kindly quote the abovementioned reference number in any future correspondence regarding this application.</p> <p>21. The Department reserves the right to revise or withdraw its comments and request further information from you based on any information received.</p> <p>Your interest in the future of the environment is greatly appreciated.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
Cederberg Municipality	Email dated 4/4/2025	<p>Comments below from Cederberg Municipality for this Citrusdal housing project to be included in the comments and response report as well as final BAR please:</p> <ul style="list-style-type: none"> - The following is mentioned in the BAR: Approximately 2.5ha of poor quality indigenous vegetation consisting of Citrusdal Shale renosterveld (critically endangered) and Leipoldtville Sand Fynbos (endangered) will be cleared to develop the area. - This is quite a concern as Citrusdal Shale renosterveld is critically endangered. Are there any mitigation measures in place to minimize endangered plant species disturbance and clearance for this proposed project? 	<p>Noted.</p> <p>Noted. Correct. It is degraded and in poor ecological condition with no threatened or protected species (Species of Conservation Concern) on the sites.</p> <p>No mitigation is required due to the transformed nature of the site.</p>

<p>Department of Environmental Affairs and Development Planning Kabelo Phakwago Development Management (Region 1)</p>	<p>14 APRIL 2025</p>	<p>ACKNOWLEDGEMENT OF RECEIPT OF THE BASIC ASSESSMENT REPORT (“BAR”) IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) (“NEMA”) AND THE ENVIRONMENTAL IMPACT ASSESSMENT (“EIA”) REGULATIONS, 2014 (AS AMENDED) WITH RESPECT TO THE PROPOSED DEVELOPMENT OF THE RIVIER VIEW SETTLEMENT AND ASSOCIATED INFRASTRUCTURE ON ERVEN 3677 AND 3617 AND EXPANSION OF THE RESERVOIR ON PORTION 4 OF THE REMAINDER OF THE FARM NO. 555, CITRUSDAL</p> <p>1. The application form and supporting documentation, received by this Directorate via electronic mail correspondence on 17 February 2025, this Directorate’s acknowledgement thereof (dated 28 February 2025), and the draft BAR and Environmental Management Programme (“EMPr”), received by this Directorate via electronic mail correspondence on 2 April 2025, refer.</p> <p>2. This letter serves as an acknowledgement of receipt of the draft BAR (dated April 2024) and the EMPr by this Directorate.</p> <p>3. This Directorate will provide comment on the draft BAR and EMPr within the stipulated thirty (30) day comment period.</p> <p>4. You are reminded that it is an offence in terms of Section 49A of the NEMA for a person to commence with a Listed Activity unless the Competent Authority has granted an Environmental Authorisation for the undertaking of the activity.</p> <p>5. This Directorate reserves the right to revise or withdraw its comments or request further information from you based on any information received.</p> <p>Your interest in the future of the environment is greatly appreciated.</p>	<p>Noted.</p> <p>Noted. Correct.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
---	----------------------	--	--

<p>Department of Environmental Affairs and Development Planning Kabelo Phakwago Development Management (Region 1)</p>	<p>12 MAY 2025</p>	<p>COMMENTS ON THE BASIC ASSESSMENT REPORT (“BAR”) IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) (“NEMA”) AND THE ENVIRONMENTAL IMPACT ASSESSMENT (“EIA”) REGULATIONS, 2014 (AS AMENDED) WITH RESPECT TO THE PROPOSED DEVELOPMENT OF THE RIVIER VIEW SETTLEMENT AND ASSOCIATED INFRASTRUCTURE ON ERVEN 3677 AND 3617, CITRUSDAL AND EXPANSION OF THE RESERVOIR ON PORTION 4 OF THE REMAINDER OF THE FARM NO. 555, CITRUSDAL</p> <p>1. The application form and supporting documentation, received by this Directorate via electronic mail correspondence on 17 February 2025, this Directorate’s acknowledgement thereof (dated 28 February 2025), and the draft BAR and Environmental Management Programme (“EMPr”), received by this Directorate via electronic mail correspondence on 2 April 2025, this Directorate’s acknowledgement thereof (dated 14 April 2025), refer.</p> <p>2. This Directorate has considered the information contained in the draft BAR and has the following comments:</p> <p>2.1. This Directorate notes the appointment letter of Mr. Riaan de Ridder, as an Acting Municipal Manager (dated 29 October 2024), as of 29 October 2024 until the 15 December 2025. However, it is noted that the draft Basic Assessment Report (“DBAR”) is signed by Mr. G.F. Matthyse. Please provide clarity on this matter.</p> <p>2.2. Kindly note that the declaration pages of each new report must be duly dated and signed anew by the Environmental Assessment Practitioner, Specialist Professional(s) and the Applicant. Declaration pages cannot, under any circumstances, be duplicated and appended to subsequent reports.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted. Please take note that Riaan de Ridder according to letter under declaration is acting until December 2024.</p> <p>Noted. The declaration pages was newly dated and signed. Please refer to final BAR.</p>
---	--------------------	--	---

		<p>2.3. Public Participation Process</p> <p>You are required to submit proof of the Public Participation Process being conducted for the draft BAR. This will include (but is not limited to):</p> <p>2.3.1. Proof that the draft BAR was made available to all relevant and registered Interested and Affected Parties (“I&APs”), which includes the relevant authorities stipulated in the acknowledgement of receipt letter (dated 28 February 2025);</p> <p>2.3.2. It is further noted that Heritage Western Cape has been consulted and has indicated no objection of the proposed development, as part of this EIA application.</p> <p>2.3.3. You are reminded to ensure that confirmation of the availability of services from the service providers (where applicable), is provided together with the final BAR submitted to this Directorate for decision-making.</p> <p>2.3.4. A complete list of registered I&APs and the Comments and Response Report, indicating all the comments received from I&APs on the draft BAR and the responses thereto. Please ensure that all comments are adequately addressed, prior to the submission of the final BAR for decision-making.</p> <p>2.4. Alternatives</p> <p>You are reminded to ensure that all possible alternatives are considered and investigated for the proposed development.</p> <p>2.5. EMPr Requirements</p> <p>2.5.1. The EMPr attached does not meet the requirements of Appendix 4(c) of the EIA Regulations, 2014 (as amended).</p> <p>2.5.2. You are reminded to ensure that specialist recommendations are included in the EMPr.</p> <p>2.5.3. Your attention is drawn to Appendix 4 of the EIA Regulations, 2014, (as amended), for the requirements with</p>	<p>Noted. Please refer to this report for proof and more details.</p> <p>Noted. Please refer to this report for proof and more details. The email copy indicating proof was included above this table.</p> <p>Noted. Correct.</p> <p>Noted. Please refer to Appendix E.16 for proof.</p> <p>Noted. Please refer to this report for proof and details.</p> <p>Noted. All possible alternatives were considered and investigated. Please refer to final BAR for more detail.</p> <p>Noted. Please refer to EMP.</p> <p>Noted. Please refer to EMP. Specialist recommendations was added on page 8 of updated EMP.</p>
--	--	--	---

		<p>respect to the 'Content of Environmental Management Programme'. Please ensure that you fulfil these requirements.</p> <p>2.6. BAR Requirements Your attention is once more drawn to Appendix 1 of the EIA Regulations, 2014 (as amended), for the requirements with respect to the 'Content of basic assessment reports'. Please ensure that these requirements are met.</p> <p>2.7. Prescribed Timeframes 2.7.1. Please be reminded that in accordance with Regulation 19(1) of the EIA Regulations, 2014 (as amended), the final BAR must be submitted within ninety (90) days of receipt of the application by the Competent Authority, calculated from 17 February 2025.</p> <p>2.7.2. In terms of Regulation 45 of the EIA Regulations, 2014 (as amended), an application in terms of the EIA Regulations, 2014 (as amended) lapses and the Competent Authority will deem the application as having lapsed, if the applicant fails to meet any of the timeframes prescribed in terms of these Regulations.</p> <p>2.7.3. If, however, significant changes have been made or significant new information has been added to the BAR, the applicant/EAP must notify the Competent Authority that an additional 50 days (i.e., 140 days from receipt of the Application Form for Environmental Authorisation) will be required for the submission of the final BAR for decision-making. The additional 50 days must include a minimum commenting period of thirty (30) days to allow I&APs to comment on the revised report/additional information.</p> <p>2.8. General 2.8.1. This Directorate awaits the submission of the final BAR for decision-making.</p>	<p>Noted. Please refer to Final BAR for proof that requirements are met.</p> <p>Noted. 90 days were calculated to be 23 May 2025 and the final is submitted before this date.</p> <p>Noted.</p> <p>Noted. No changes were made that required extension.</p> <p>Noted.</p>
--	--	---	---

		<p>2.8.2. Please note that the final BAR must be submitted via mail correspondence to the central email address (DEADPEIAAdmin@westerncape.gov.za) and must include a link to download the documents. The submission of the final BAR must contain an MS Word document/pdf (not scanned) copy of the final BAR and separate appendices.</p> <p>3. You are reminded that it is an offence in terms of Section 49A of the NEMA for a person to commence with a Listed Activity unless the Competent Authority has granted an Environmental Authorisation for the undertaking of the activity.</p> <p>4. Kindly quote the abovementioned reference number in any future correspondence regarding this application.</p> <p>5. This Directorate reserves the right to revise or withdraw its comments and request further information from you based on any information received.</p> <p>Your interest in the future of the environment is greatly appreciated.</p>	<p>Noted. Please refer to final BAR that meet the requirements.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
<p>Ismat Adams Land-Use Scientist Landscape West Conservation Operations t: 087 087 3188</p>	<p>Email dated 15/5/2025</p>	<p>Good day</p> <p>The responses to CapeNature's previous comments are noted and accepted. No further comments.</p> <p>Kind regards,</p>	<p>Noted and thanks for confirmation</p>

REFERENCE: 16/3/3/1/F2/3/2006/25
DATE: 28 FEBRUARY 2024

The Municipal Manager
Cederberg Municipality
Private Bag X2
CLANWILLIAM
8135

For Attention: Mr. G.F Matthyse

Tel.: (027) 482 8000
E-mail: mm@cederbergmun.gov.za/
gerritm@cederbergmun.gov.za

Dear Sir

ACKNOWLEDGEMENT OF RECEIPT OF THE APPLICATION FORM FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) ("NEMA") AND THE ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014 (AS AMENDED) WITH RESPECT TO THE PROPOSED DEVELOPMENT OF THE RIVIER VIEW SETTLEMENT AND ASSOCIATED INFRASTRUCTURE ON ERVEN 3677 AND 3617, CITRUSDAL AND EXPANSION OF THE RESERVOIR ON PORTION 4 OF THE REMAINDER OF THE FARM NO. 555, CITRUSDAL

1. The Application Form and supporting documentation, received by this Directorate via electronic mail correspondence on 17 February 2025, refer.
2. This serves to acknowledge receipt of the aforementioned documents by this Directorate.
3. Project Description

The following information was noted from the Application Form submitted to this Directorate:

- 3.1. Page 1, the general project description indicates that the site comprises of Erven 3677 and 3617, Citrusdal and Farm No. RE/4/555, Citrusdal. However, page 5, Section C indicates that the proposed development will be located on Erven 3677, 3617 **and 3680**, Citrusdal and Farm No. RE/4/555, Citrusdal. Please confirm whether or not Erf 3680, Citrusdal is a part of the site. If this is so, you are required to submit a revised Application Form.
- 3.2. Page 5, Section C requires the indication on whether the proposed development is new or is an expansion. Please ensure that the relevant option is selected. Moreover, it is indicated on the same page and section that a Scoping and EIA Reporting process is applicable to the development proposal, however, no Listed Activity under Listing Notice 2 of EIA Regulations, 2014 (as amended) has been listed. Kindly provide clarity on this aspect.
- 3.3. Please ensure that the application form is revised and provided to this Directorate.

4. Applicable Listed Activities
 - 4.1. Having considered the information contained in the Application Form, this Directorate confirms that the proposed development constitutes Listed Activity 9, 12, 19, 24, 27 and 28 of Listing Notice 1 of the EIA Regulations, 2014 (as amended), and Listed Activity 2, 4 and 12 of Listing Notice 3 of the EIA Regulations, 2014 (as amended).
 - 4.2. Should the proposed development require the clearance of an area of 20 hectares or more of indigenous vegetation, **the applicability of listed activity 15 of Listing Notice 2 of the EIA Regulations, 2014 (as amended), must be confirmed.**
 - 4.3. You are hereby advised that only those Listed Activity(s) applied for in terms of the EIA Regulations, 2014 (as amended) will be considered for authorisation.
 - 4.4. The onus is on the applicant to ensure that all of the applicable listed activities are applied for and assessed as part of the EIA process. **Failure to include any applicable Listed Activities may invalidate the application.**
5. Water Use License Application ("WULA")
 - 5.1. It is indicated in the abovementioned Application Form that the proposed development requires an application for a General Authorisation ("GA") or Water Use License Application ("WULA") in terms of the National Water Act, 1998 (Act No. 36 of 1998).
 - 5.2. This Directorate notes the Appendix G, the proof of communication with National Department of Water and Sanitation ("DWS"). Proof of application of the application with National DWS must be included as an appendix in the draft BAR.
 - 5.3. You are advised that the Standard Operating Procedure ("SOP") between the Department and the National DWS, which came into effect on 1 July 2017, must be complied with.
 - 5.4. In terms of the Agreement for the One Environmental System (Section 50A of the NEMA and Sections 41(5) and 163A of the National Water Act, 1998 (Act No. 36 of 1998) ("NWA")) the processes for a WULA and for an EIA must be aligned and integrated with respect to the fixed and synchronised timeframes, as prescribed in the EIA Regulations, 2014 (as amended), as well as the WULA Regulations of 2017.
6. Heritage Resources
 - 6.1. It is indicated in the Notice of Intent to Develop for the proposed development does not constitute the undertaking of the categories of development, as set out in Section 38(1) of the National Heritage Resources Act, 1999 (Act No. 25 of 1999).
 - 6.2. It is noted that Heritage Western Cape ("HWC") has been consulted and has confirmed that the proposed development does not require any action under Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999).
 - 6.3. Proof of having submitted the Notice of Intent to Develop as well as all comments obtained from HWC and the responses thereto must be provided to this Directorate in all subsequent reports.
7. Screening Report, Site Sensitivity Verification ("SSV") Report, Protocols and Specialist Assessments
 - 7.1. Screening Tool Report and SSV Report
 - 7.1.1. This Directorate notes that the Screening Tool Report (dated 16 February 2025) and the SSV Report (dated February 2025) has been provided, as part of the application form.

- 7.1.2. Please note that where a specialist assessment is required, but no specific environmental theme Protocol has been prescribed, the level of assessment must be based on the findings of the SSVR and must comply with Appendix 6 of the EIA Regulations, 2014 (as amended).
- 7.2. The following specialist assessments were identified in the Screening Tool Report (dated 16 February 2025):
- 7.2.1. A Landscape/Visual Impact Assessment;
 - 7.2.2. An Archaeological and Cultural Heritage Impact Assessment;
 - 7.2.3. A Palaeontological Impact Assessment;
 - 7.2.4. A Terrestrial Biodiversity Impact Assessment;
 - 7.2.5. An Aquatic Biodiversity Impact Assessment;
 - 7.2.6. A Socio-Economic Assessment;
 - 7.2.7. A Plant Species Assessment; and
 - 7.2.8. An Animal Species Impact Assessment.
- 7.3. The Protocols
- 7.3.1. The "*Procedures for the Assessment and Minimum Criteria for Reporting on identified Environmental Themes in terms of Sections 24(5)(a) and (h) and 44 of the National Environmental Management Act, 1998, when applying for Environmental Authorisation*" ("the Protocols") were published on 20 March 2020 (Government Notice No. 320 as published in Government Gazette No. 43110 on 20 March 2020) and the Protocols are applicable to your proposed development.
 - 7.3.2. **Be advised that the Protocols must be complied with for every new application that is submitted after 9 May 2020.**
 - 7.3.3. It was noted from the Environmental Assessment Practitioner's ("EAPs") motivation included in the abovementioned Application Form, that Aquatic Ecosystem Impact Assessment was conducted.
 - 7.3.4. Please be reminded to ensure that specialist studies/compliance statements to be conducted must meet the requirements of the Protocols.
 - 7.3.5. Appendix 6 of the EIA Regulations, 2014 (as amended) must be met for certain specialist studies, where no Protocol exists.
 - 7.3.6. Please note that should any authority that has jurisdiction in respect of any aspect of the proposed development request that further specialist studies be conducted, and where the request is supported by this Directorate, this must take precedence.
8. Exemptions
- 8.1. This Directorate notes that you do not intend to apply for exemption in terms of the National Exemption Regulations, 2014 from any of the requirements of the PPP, as stipulated in Regulation 41 of the EIA Regulations, 2014 (as amended) and that you do not intend to apply for exemption from any other provisions contained in the EIA Regulations, 2014 (as amended), the NEMA or any notice issued under the NEMA.
 - 8.2. Please note that should you fail to meet a requirement of the EIA Regulations, 2014 (as amended) or the NEMA and if no exemption from that provision was applied for and granted, your EIA application may be refused by this Directorate.

9. Guidelines

You are advised that when undertaking the Basic Assessment process, you must take into account the applicable Guidelines including the Guidelines developed by the Department. The Department's Guidelines can be downloaded from the Department's website. In particular, the Guidelines that may be applicable to the proposed development include, *inter alia*, the following:

- 9.1. Guideline for the Review of Specialist Input in the EIA process (June 2005)
- 9.2. Guideline for Environmental Management Plans (June 2005)
- 9.3. Guideline on Alternatives (March 2013)
- 9.4. Guideline on Need and Desirability (March 2013)

10. Content of a Basic Assessment Report ("BAR")

The BAR must contain all the information outlined in Appendix 1 of the EIA Regulations, 2014 (as amended) and must include the information requested in this letter. Failure to submit any information prescribed in Appendix 1 of the EIA Regulations, 2014 (as amended) may result in Environmental Authorisation being refused.

11. Public Participation Process ("PPP")

11.1. The BAR must be subjected to a PPP that complies with Chapter 6 of the EIA Regulations, 2014 (as amended) and must take into account any applicable Guidelines published in terms of Section 24J of the NEMA, the Department's Circular EADP 0028/2014 on the "One Environmental Management System" and the EIA Regulations, 2014 (as amended), as well as any other Guidelines developed by the Department.

11.2. In addition to the above, the EAP must submit an electronic copy of the BAR to the Department for a minimum commenting period of thirty (30) days. The BAR must be made available to all relevant State Departments and/or Organs of State that administer laws relating to a matter affecting the environment, for a minimum commenting period of thirty (30) days.

11.3. This Directorate herewith further provides the following comments:

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

11.3.2. This new electronic means of working is effective from 1 February 2022 and all general EIA queries, correspondence, applications, non-applications and reports must be e-mailed to the aforementioned email address.

11.3.3. Please ensure that where electronic copies cannot be accessed by I&APs, alternative access to copies of the draft BAR are made available.

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

11.3.5. Where I&APs are unable to access electronic copies of the draft BAR, a hard copy of the report must be made available. Alternatively, the EAP will be required to engage with I&APs, with respect to alternative methods of accessing electronic copies of the draft BAR.

- 11.3.6. It is hereby requested that documents be submitted in pdf. format and not scanned, as far as possible. Documents should also be saved, as separate documents, as opposed one consolidated pdf. document being submitted.
- 11.4. The EAP must notify this Directorate in writing of the date the BAR was submitted to the relevant State Departments and/or Organs of State and clearly indicate whether such State Departments and/or Organs of State were notified of the commenting period in terms of Section 24O of the NEMA.
- 11.5. It is imperative that State Departments and/or Organs of State be in possession of the Reports when the EAP issues them with the notice in terms of Section 24O of the NEMA. Please note that the EAP is responsible for such consultation. Therefore, it is requested that the EAP include proof of such notification to the relevant State Departments and/or Organs of State in terms of Section 24O (2) and (3) of the NEMA in the BAR, where appropriate.
- 11.6. In terms of good environmental practice, you are encouraged to engage with State Departments and/or Organs of State early in the EIA process to solicit their inputs on any of their requirements to be addressed in the EIA process. Please note that this does not replace the requirement of making the BAR available to State Departments and/or Organs of State, as stipulated above. The following State Departments and/or Organs of State must be consulted during the application process, as part of the PPP:
- 11.6.1.1. CapeNature;
 - 11.6.1.2. Heritage Western Cape;
 - 11.6.1.3. Cederberg Municipality;
 - 11.6.1.4. West Coast District Municipality;
 - 11.6.1.5. Department of Environmental Affairs and Development Planning ("DEA&DP")
Directorate: Waste Management;
 - 11.6.1.6. DEA&DP: Directorate: Pollution and Chemicals Management;
 - 11.6.1.7. Western Cape Government: Agriculture;
 - 11.6.1.8. Western Cape Government: Infrastructure;
 - 11.6.1.9. Western Cape Government: Transport and Public Works, and
 - 11.6.1.10. The National Department of Water and Sanitation.
- 11.7. A register of I&APs must be opened and maintained. The said register must be submitted to this Directorate. The EAP must record and respond to all comments received. The comments and responses must be captured in a '*Comments and Responses Report*' and must include a description of the PPP followed. This report must be included in the public participation information attached to the final BAR to be submitted for a decision.
12. Environmental Management Programme ("EMPr")
- 12.1. In accordance with Section 24N of the NEMA and Regulation 19 of the EIA Regulations, 2014 (as amended), this Directorate hereby requires the submission of an EMPr. The contents of such an EMPr must meet the requirements outlined in Section 24N (2) and (3) of the NEMA (as amended) and Appendix 4 of the EIA Regulations, 2014 (as amended).
- 12.2. The EMPr must address the potential environmental impacts of the proposed expansion throughout the project life cycle, including an assessment of the effectiveness of monitoring and management arrangements after implementation (auditing). The EMPr must be submitted together with the BAR. When compiling the EMPr, the Department's Guideline for Environmental Management Plans (June 2005), available on the Department's website, must be taken into account as well as Appendix 4 of the EIA Regulations, 2014 (as amended).

13. Alternatives

- 13.1. Be advised that in terms of the EIA Regulations, 2014 (as amended) and the NEMA the investigation of alternatives is mandatory. All alternatives identified must therefore be investigated to determine if they are feasible and reasonable. In this regard it must be noted that this Directorate may grant authorisation for an alternative, as if it has been applied for or may grant authorisation in respect of all or part of the activity applied for, as specified in Regulation 20 of the EIA Regulations, 2014 (as amended). Alternatives are not limited to activity alternatives, but include layout alternatives, design, activity, operational and technology alternatives.
- 13.2. You are hereby reminded that it is mandatory to investigate and assess the option of not proceeding with the proposed activity (i.e., the "no-go" option) in addition to other alternatives identified. Every EIA process must therefore identify and investigate alternatives, with feasible and reasonable alternatives to be comparatively assessed. If, however, after having identified and investigated alternatives, no feasible and reasonable alternatives were found, no comparative assessment of alternatives, beyond the comparative assessment of the preferred alternative and the option of not proceeding, is required during the assessment. What would, however, be required in this instance is proof that the investigation was undertaken and motivation indicating that no reasonable or feasible alternatives other than the preferred option and the "no-go" option exist.

14. Need and Desirability

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

15. NEMA Principles

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

16. Social and Gender Considerations

You are reminded that the social context of the proposed development must always be considered. This includes the impact that the development proposal may have on the prevalence of HIV/AIDS, Sexually Transmitted Infections ("STI") and Tuberculosis ("TB"), as well as equity and gender related concerns.

17. Climate Change

- 17.1. The BAR must report on the potential impacts on climate change. One of the objectives of the Western Cape Provincial Spatial Development Framework published by the Department is to minimise the consumption of scarce environmental resources such as water, fuel, building materials, mineral resources, electricity, and land. To this effect and as part of the efforts to reduce the effects of climate change, you must, as part of the EIA process, identify energy efficient technologies that could be implemented for the proposed development.
- 17.2. Considering that South Africa is a water scarce country and that many catchments in the Western Cape are already water stressed, you must also consider implementing the use of water saving devices and technologies for the proposed development.



18. Process Requirements

- 18.1. This Directorate awaits the submission of the final BAR for decision-making, as prescribed by Regulation 19 of the EIA Regulations, 2014 (as amended). In accordance with Regulation 19 of GN No. R.982 (as amended), the Department hereby stipulates that the final BAR for decision-making must be submitted to this Department within ninety (90) days from the date of receipt of the Application Form for Environmental Authorisation by the Department, **calculated from 17 February 2025**.
- 18.2. If, however, significant changes have been made or significant new information has been added to the BAR, the applicant/ EAP must notify this Directorate that an additional 50 days (i.e., 140 days from receipt of the Application Form for Environmental Authorisation) will be required for the submission of the final BAR for decision-making. The additional 50 days must include a minimum commenting period of thirty (30) days to allow registered Interested and Affected Parties ("I&APs") to comment on the revised report/additional information.
- 18.3. If the final BAR for decision-making is not submitted within the prescribed timeframe, the application will lapse in terms of Regulation 45 of the EIA Regulations, 2014 (as amended) and your case file will be closed for administrative purposes, unless an extension has been granted in terms of Regulation 3(7). Should you wish to pursue the application again, a new EIA application process would have to be initiated. A new Application Form for Environmental Authorisation would have to be submitted to the Competent Authority with proof of having again paid the prescribed application fee.

19. General

- 19.1. In addition to the above requirements, you must clearly show how the proposed development complies with the principles contained in Section 2 of the NEMA and must also show how the proposed development meets the requirements of sustainable development.
 - 19.2. Please note that the activity may not commence prior to obtaining an Environmental Authorisation. It is an offence for a person to commence with a listed activity unless the competent authority has granted an Environmental Authorisation for the undertaking of the activity.
20. Kindly quote the abovementioned reference number in any future correspondence regarding this application.
 21. The Department reserves the right to revise or withdraw its comments and request further information from you based on any information received.

Your interest in the future of the environment is greatly appreciated.

Yours faithfully

**Ayesha
Hamdulay**

Digitally signed by Ayesha
Hamdulay
Date: 2025.02.28 23:56:01
+02'00'

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

Copied To:
(1) Mr. Nicolaas Hanekom (Enviro-EAP (Pty) Ltd)

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

Nicolaas Hanekom

From: Danne Joubert <dannej@cederberg.gov.za>
Sent: Friday, April 4, 2025 7:50 AM
To: Nicolaas Hanekom; Admin
Subject: RE: AVAILABILITY OF DRAFT BAR FOR COMMENT. DEA&DP REFERENCE NUMBER: 16/3/3/1/F2/3/2006/25. THE PROPOSED CITRUSDAL HOUSING DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON ERVEN 3677 AND 3617 AND RESERVOIR ON FARM NR: RE/4/555 (NEXT TO EXISTING)

Follow Up Flag: Follow up
Flag Status: Flagged

Good day Nicolaas

Comments below from Cederberg Municipality for this Citrusdal housing project to be included in the comments and response report as well as final BAR please:

- The following is mentioned in the BAR: *Approximately 2.5ha of poor quality indigenous vegetation consisting of Citrusdal Shale renosterveld (critically endangered) and Leipoldtville Sand Fynbos (endangered) will be cleared to develop the area.*
- This is quite a concern as Citrusdal Shale renosterveld is critically endangered. Are there any mitigation measures in place to minimize endangered plant species disturbance and clearance for this proposed project?

Thank you,



Danné Joubert

Environmental Officer
Environmental Management Section
Technical & Planning Services Directorate
Cederberg Municipality
Private bag X2/2A Voortrekker Street
Clanwilliam
8135



027482
8000



027 482
1933



www.cederbergmun.gov.za

"Protect the environment, conserve natural resources and save water"

From: Nicolaas Hanekom <nicolaas@enviro-eap.co.za>
Sent: Wednesday, 02 April 2025 16:37
To: DEADP EIA Admin <DEADPEIAAdmin@westerncape.gov.za>; Marei Phakwago <Marei.Phakwago@westerncape.gov.za>; Marius Wheeler <m.wheeler@capenature.co.za>; 'Ismat Adams' <iadams@capenature.co.za>; 'Arabel McClelland' <Arabel.McClelland@westerncape.gov.za>; Saliem Haider <Saliem.Haider@westerncape.gov.za>; landuse.elsenburg@elsenburg.com; Ndobeni Nelisa (BVL) <NdobeniN2@dws.gov.za>; Dreyer Warren <DreyerW@dws.gov.za> (DreyerW@dws.gov.za) <dreyerw@dws.gov.za>; VisserK@dws.gov.za; 'Nieuwoudt Rassie (BVL)' <NieuwoudtR@dws.gov.za>; TorchT@dws.gov.za; Gerrit Matthyse <GerritM@cederberg.gov.za>; Gerrit Matthyse <GerritM@cederberg.gov.za>; Danne Joubert <dannej@cederberg.gov.za>; Adriaan Neethling <adriaann@cederbergraad.co.za>; Shirley-Ann Mouton <shirley-annm@cederberg.gov.za>; Hilton Wilson <hiltonw@cederberg.gov.za>; Lizel Parring <lizelp@cederberg.gov.za>; Priscilla.VanAs@westerncape.gov.za; HOD.TransportPublicWorks@westerncape.gov.za; westcoastdm@wcdm.co.za; Ceoheritage <Ceoheritage@westerncape.gov.za>; corvdw@elsenburg.com; Brandon Layman <Brandon.Layman@westerncape.gov.za>

REFERENCE: 16/3/3/1/F2/3/2006/25
DATE: 14 APRIL 2025

The Municipal Manager
Cederberg Municipality
Private Bag X2
CLANWILLIAM
8135

For Attention: Mr. G.F Matthyse

Tel.: (027) 482 8000
E-mail: [mm@cederbergmun.gov.za/](mailto:mm@cederbergmun.gov.za)
gerritm@cederbergmun.gov.za

Dear Sir

ACKNOWLEDGEMENT OF RECEIPT OF THE BASIC ASSESSMENT REPORT (“BAR”) IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) (“NEMA”) AND THE ENVIRONMENTAL IMPACT ASSESSMENT (“EIA”) REGULATIONS, 2014 (AS AMENDED) WITH RESPECT TO THE PROPOSED DEVELOPMENT OF THE RIVIER VIEW SETTLEMENT AND ASSOCIATED INFRASTRUCTURE ON ERVEN 3677 AND 3617 AND EXPANSION OF THE RESERVOIR ON PORTION 4 OF THE REMAINDER OF THE FARM NO. 555, CITRUSDAL

1. The application form and supporting documentation, received by this Directorate via electronic mail correspondence on 17 February 2025, this Directorate’s acknowledgement thereof (dated 28 February 2025), and the draft BAR and Environmental Management Programme (“EMPr”), received by this Directorate via electronic mail correspondence on 2 April 2025, refer.
2. This letter serves as an acknowledgement of receipt of the draft BAR (dated April 2024) and the EMPr by this Directorate.
3. This Directorate will provide comment on the draft BAR and EMPr within the stipulated thirty (30) day comment period.
4. You are reminded that it is an offence in terms of Section 49A of the NEMA for a person to commence with a Listed Activity unless the Competent Authority has granted an Environmental Authorisation for the undertaking of the activity.
5. This Directorate reserves the right to revise or withdraw its comments or request further information from you based on any information received.

Your interest in the future of the environment is greatly appreciated.

Yours faithfully

Ayesha Hamdulay Digitally signed by Ayesha
Hamdulay
Date: 2025.04.14 23:36:41 +02'00'

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

Copied To:
(1) Mr. Nicolaas Hanekom (Enviro-EAP (Pty) Ltd)

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

REFERENCE: 16/3/3/1/F2/3/2006/25
DATE: 12 MAY 2025

The Municipal Manager
Cederberg Municipality
Private Bag X2
CLANWILLIAM
8135

For Attention: Mr. G.F Matthyse

Tel.: (027) 482 8000
E-mail: mm@cederberg.gov.za/
gerritm@cederberg.gov.za

Dear Sir

COMMENTS ON THE BASIC ASSESSMENT REPORT ("BAR") IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) ("NEMA") AND THE ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014 (AS AMENDED) WITH RESPECT TO THE PROPOSED DEVELOPMENT OF THE RIVIER VIEW SETTLEMENT AND ASSOCIATED INFRASTRUCTURE ON ERVEN 3677 AND 3617, CITRUSDAL AND EXPANSION OF THE RESERVOIR ON PORTION 4 OF THE REMAINDER OF THE FARM NO. 555, CITRUSDAL

1. The application form and supporting documentation, received by this Directorate via electronic mail correspondence on 17 February 2025, this Directorate's acknowledgement thereof (dated 28 February 2025), and the draft BAR and Environmental Management Programme ("EMPr"), received by this Directorate via electronic mail correspondence on 2 April 2025, this Directorate's acknowledgement thereof (dated 14 April 2025), refer.
2. This Directorate has considered the information contained in the draft BAR and has the following comments:
 - 2.1. This Directorate notes the appointment letter of Mr. Riaan de Ridder, as an Acting Municipal Manager (dated 29 October 2024), as of 29 October 2024 until the 15 December 2025. However, it is noted that the draft Basic Assessment Report ("DBAR") is signed by Mr. G.F. Matthyse. Please provide clarity on this matter.
 - 2.2. Kindly note that the declaration pages of each new report must be duly dated and signed anew by the Environmental Assessment Practitioner, Specialist Professional(s) and the Applicant. Declaration pages cannot, under any circumstances, be duplicated and appended to subsequent reports.
 - 2.3. Public Participation Process

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

- 2.3.1. Proof that the draft BAR was made available to all relevant and registered Interested and Affected Parties ("I&APs"), which includes the relevant authorities stipulated in the acknowledgement of receipt letter (dated 28 February 2025);

- 2.3.2. It is further noted that Heritage Western Cape has been consulted and has indicated no objection of the proposed development, as part of this EIA application.
- 2.3.3. You are reminded to ensure that confirmation of the availability of services from the service providers (where applicable), is provided together with the final BAR submitted to this Directorate for decision-making.
- 2.3.4. A complete list of registered I&APs and the Comments and Response Report, indicating all the comments received from I&APs on the draft BAR and the responses thereto. Please ensure that all comments are adequately addressed, prior to the submission of the final BAR for decision-making.
- 2.4. Alternatives
- You are reminded to ensure that all possible alternatives are considered and investigated for the proposed development.
- 2.5. EMPr Requirements
- 2.5.1. The EMPr attached does not meet the requirements of Appendix 4(c) of the EIA Regulations, 2014 (as amended).
- 2.5.2. You are reminded to ensure that specialist recommendations are included in the EMPr.
- 2.5.3. Your attention is drawn to Appendix 4 of the EIA Regulations, 2014, (as amended), for the requirements with respect to the '*Content of Environmental Management Programme*'. Please ensure that you fulfil these requirements.
- 2.6. BAR Requirements
- Your attention is once more drawn to Appendix 1 of the EIA Regulations, 2014 (as amended), for the requirements with respect to the '*Content of basic assessment reports*'. Please ensure that these requirements are met.
- 2.7. Prescribed Timeframes
- 2.7.1. Please be reminded that in accordance with Regulation 19(1) of the EIA Regulations, 2014 (as amended), the final BAR must be submitted within ninety (90) days of receipt of the application by the Competent Authority, calculated from **17 February 2025**.
- 2.7.2. In terms of Regulation 45 of the EIA Regulations, 2014 (as amended), an application in terms of the EIA Regulations, 2014 (as amended) lapses and the Competent Authority will deem the application as having lapsed, if the applicant fails to meet any of the timeframes prescribed in terms of these Regulations.
- 2.7.3. If, however, significant changes have been made or significant new information has been added to the BAR, the applicant/EAP must notify the Competent Authority that an additional 50 days (i.e., 140 days from receipt of the Application Form for Environmental Authorisation) will be required for the submission of the final BAR for decision-making. The additional 50 days must include a minimum commenting period of thirty (30) days to allow I&APs to comment on the revised report/additional information.
- 2.8. General
- 2.8.1. This Directorate awaits the submission of the final BAR for decision-making.

2.8.2. Please note that the final BAR must be submitted via mail correspondence to the central email address (DEADPEIAAdmin@westerncape.gov.za) and must include a link to download the documents. The submission of the final BAR must contain an MS Word document/pdf (not scanned) copy of the final BAR and separate appendices.

3. You are reminded that it is an offence in terms of Section 49A of the NEMA for a person to commence with a Listed Activity unless the Competent Authority has granted an Environmental Authorisation for the undertaking of the activity.
4. Kindly quote the abovementioned reference number in any future correspondence regarding this application.
5. This Directorate reserves the right to revise or withdraw its comments and request further information from you based on any information received.

Your interest in the future of the environment is greatly appreciated.

Yours faithfully

Ayesha Hamdulay
Digitally signed by Ayesha Hamdulay
Date: 2025.05.12 12:36:46 +02'00'

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

Copied To:
(1) Mr. Nicolaas Hanekom (Enviro-EAP (Pty) Ltd)

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

Nicolaas Hanekom

From: Ismat Adams <iadams@capenature.co.za>
Sent: Thursday, May 15, 2025 4:10 PM
To: Nicolaas Hanekom
Cc: Marius Wheeler
Subject: RE: AVAILABILITY OF DRAFT BAR FOR COMMENT. DEA&DP REFERENCE NUMBER: 16/3/3/1/F2/3/2006/25. THE PROPOSED CITRUSDAL HOUSING DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON ERVEN 3677 AND 3617 AND RESERVOIR ON FARM NR: RE/4/555 (NEXT TO EXISTING)

Follow Up Flag: Follow up
Flag Status: Flagged

Good day

The responses to CapeNature's previous comments are noted and accepted. No further comments.

Kind regards,

Ismat Adams
Land-Use Scientist | Landscape West
Conservation Operations
t: 087 087 3188



From: Nicolaas Hanekom <nicolaas@enviro-eap.co.za>
Sent: Wednesday, 02 April 2025 16:37
To: DEADP EIA Admin <DEADPEIAadmin@westerncape.gov.za>; Marei Phakwago <Marei.Phakwago@westerncape.gov.za>; Marius Wheeler <mwheeler@capenature.co.za>; Ismat Adams <iadams@capenature.co.za>; 'Arabel McClelland' <Arabel.McClelland@westerncape.gov.za>; Saliem Haider <Saliem.Haider@westerncape.gov.za>; landuse.elsenburg@elsenburg.com; Ndobeni Nelisa (BVL) <NdobeniN2@dws.gov.za>; Dreyer Warren <DreyerW@dws.gov.za> (DreyerW@dws.gov.za) <dreyerw@dws.gov.za>; VisserK@dws.gov.za; 'Nieuwoudt Rassie (BVL)' <NieuwoudtR@dws.gov.za>; TorchT@dws.gov.za; mm@cederberg.gov.za; Gerrit Matthyse <gerritm@cederberg.gov.za>; 'Danne Joubert' <dannej@cederberg.gov.za>; Adriaan Neethling <adriaann@cederbergraad.co.za>; 'Shirley-Ann Mouton' <shirley-annm@cederberg.gov.za>; 'Hilton Wilson' <hiltonw@cederberg.gov.za>; 'Lizel Parring' <lizelp@cederberg.gov.za>; Priscilla.VanAs@westerncape.gov.za; HOD.TransportPublicWorks@westerncape.gov.za; westcoastdm@wcdm.co.za; Ceoheritage <Ceoheritage@westerncape.gov.za>; corvdw@elsenburg.com; Brandon Layman <Brandon.Layman@westerncape.gov.za>
Cc: Admin <admin@enviro-eap.co.za>; Belinda Swartland <belinda.swartland@asla.co.za>
Subject: AVAILABILITY OF DRAFT BAR FOR COMMENT. DEA&DP REFERENCE NUMBER: 16/3/3/1/F2/3/2006/25. THE PROPOSED CITRUSDAL HOUSING DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON ERVEN 3677 AND 3617 AND RESERVOIR ON FARM NR: RE/4/555 (NEXT TO EXISTING)

TABLE 5: COMMENTS AND RESPONSES TABLE –APPLICATION AND DRAFT BAR WITH NEW REFERENCE NUMBER 16/3/3/1/F2/3/2015/26

STAKEHOLDER/IAP	DATE	COMMENT	RESPONSE
Department of Environmental Affairs and Development Planning Kabelo Phakwago Development Management	31 MARCH 2026	<p>ACKNOWLEDGEMENT OF RECEIPT OF THE APPLICATION FORM FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) (“NEMA”) AND THE ENVIRONMENTAL IMPACT ASSESSMENT (“EIA”) REGULATIONS, 2014 (AS AMENDED) WITH RESPECT TO THE PROPOSED DEVELOPMENT OF THE RIVIER VIEW SETTLEMENT AND ASSOCIATED INFRASTRUCTURE ON ERVEN 3677 AND 3617, CITRUSDAL AND EXPANSION OF THE RESERVOIR ON PORTION 4 OF THE REMAINDER OF THE FARM NO. 555, CITRUSDAL</p> <p>1. The Application Form and supporting documentation, received by this Directorate via electronic mail correspondence on 20 March 2026, refer.</p> <p>2. This serves to acknowledge receipt of the aforementioned documents by this Directorate.</p> <p>3. Applicable Listed Activities</p> <p>3.1. Having considered the information contained in the Application Form, this Directorate confirms that the proposed development constitutes Listed Activity 9, 12, 19, 24, 27 and 28 of Listing Notice 1 of the EIA Regulations, 2014 (as amended), and Listed Activity 2, 4 and 12 of Listing Notice 3 of the EIA Regulations, 2014 (as amended).</p> <p>3.2. You are hereby advised that only those Listed Activity(s) applied for in terms of the EIA Regulations, 2014 (as amended) will be considered for authorisation.</p> <p>3.3. The onus is on the applicant to ensure that all of the applicable listed activities are applied for and assessed as part of the EIA process. Failure to include any applicable Listed Activities may invalidate the application.</p> <p>4. Water Use License Application (“WULA”)</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted and thanks for confirmation.</p> <p>Noted.</p> <p>Noted.</p>

		<p>4.1. It is indicated in the abovementioned Application Form that the proposed development requires an application for a General Authorisation (“GA”) or Water Use License Application (“WULA”) in terms of the National Water Act, 1998 (Act No. 36 of 1998).</p> <p>4.2. This Directorate notes the Appendix G, the proof of communication with National Department of Water and Sanitation (“DWS”). Proof of application of the application with National DWS must be included as an appendix in the draft BAR.</p> <p>4.3. You are advised that the Standard Operating Procedure (“SOP”) between the Department and the National DWS, which came into effect on 1 July 2017, must be complied with.</p> <p>4.4. In terms of the Agreement for the One Environmental System (Section 50A of the NEMA and Sections 41(5) and 163A of the National Water Act, 1998 (Act No. 36 of 1998) (“NWA”)) the processes for a WULA and for an EIA must be aligned and integrated with respect to the fixed and synchronised timeframes, as prescribed in the EIA Regulations, 2014 (as amended), as well as the WULA Regulations of 2017.</p> <p>5. Heritage Resources</p> <p>5.1. It is indicated in the Notice of Intent to Develop for the proposed development does not constitute the undertaking of the categories of development, as set out in Section 38(1) of the National Heritage Resources Act, 1999 (Act No. 25 of 1999).</p> <p>5.2. It is noted that Heritage Western Cape (“HWC”) has been consulted and has confirmed that the proposed development does not require any action under Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999).</p> <p>5.3. Proof of having submitted the Notice of Intent to Develop as well as all comments obtained from HWC and the</p>	<p>Correct.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted. WULA application process already started with DWS and aligned.</p> <p>Correct.</p> <p>Correct.</p> <p>Noted. Included in draft BAR under Appendix L.</p>
--	--	---	--

	<p>responses thereto must be provided to this Directorate in all subsequent reports.</p> <p>6. Screening Report, Site Sensitivity Verification (“SSV”) Report, Protocols and Specialist Assessments</p> <p>6.1. Screening Tool Report and SSV Report</p> <p>6.1.1. This Directorate notes that the Screening Tool Report (dated 20 March 2026) and the SSV Report (dated March 2026) has been provided, as part of the application form.</p> <p>6.1.2. Please note that where a specialist assessment is required, but no specific environmental theme Protocol has been prescribed, the level of assessment must be based on the findings of the SSVR and must comply with Appendix 6 of the EIA Regulations, 2014 (as amended).</p> <p>6.2. The following specialist assessments were identified in the Screening Tool Report (dated 20 March 2026):</p> <p>6.2.1. A Landscape/Visual Impact Assessment;</p> <p>6.2.2. An Archaeological and Cultural Heritage Impact Assessment;</p> <p>6.2.3. A Palaeontological Impact Assessment;</p> <p>6.2.4. A Terrestrial Biodiversity Impact Assessment;</p> <p>6.2.5. An Aquatic Biodiversity Impact Assessment;</p> <p>6.2.6. A Socio-Economic Assessment;</p> <p>6.2.7. A Plant Species Assessment; and</p> <p>6.2.8. An Animal Species Impact Assessment.</p> <p>6.3. The Protocols</p> <p>6.3.1. The “Procedures for the Assessment and Minimum Criteria for Reporting on identified Environmental Themes in terms of Sections 24(5)(a) and (h) and 44 of the National Environmental Management Act, 1998, when applying for Environmental Authorisation” (“the Protocols”) were published on 20 March 2020 (Government Notice No. 320 as published in Government Gazette No. 43110 on 20 March</p>	<p>Noted. Correct.</p> <p>Noted. Please refer to Appendix G specialist reports in BAR for proof of methodologies used.</p> <p>Correct.</p> <p>Noted. Please refer to Appendix G specialist report for proof of complying with protocols.</p>
--	---	--

	<p>2020) and the Protocols are applicable to your proposed development.</p> <p>6.3.2. Be advised that the Protocols must be complied with for every new application that is submitted after 9 May 2020.</p> <p>6.3.3. It was noted from the Environmental Assessment Practitioner’s (“EAPs”) motivation included in the abovementioned Application Form, that Aquatic Ecosystem Impact Assessment was conducted.</p> <p>6.3.4. Please be reminded to ensure that specialist studies/compliance statements to be conducted must meet the requirements of the Protocols.</p> <p>6.3.5. Appendix 6 of the EIA Regulations, 2014 (as amended) must be met for certain specialist studies, where no Protocol exists.</p> <p>6.3.6. Please note that should any authority that has jurisdiction in respect of any aspect of the proposed development request that further specialist studies be conducted, and where the request is supported by this Directorate, this must take precedence.</p> <p>7. Guidelines</p> <p>You are advised that when undertaking the Basic Assessment process, you must take into account the applicable Guidelines including the Guidelines developed by the Department. The Department’s Guidelines can be downloaded from the Department's website. In particular, the Guidelines that may be applicable to the proposed development include, inter alia, the following:</p> <p>7.1. Guideline for the Review of Specialist Input in the EIA process (June 2005)</p> <p>7.2. Guideline for Environmental Management Plans (June 2005)</p> <p>7.3. Guideline on Alternatives (March 2013)</p>	<p>Noted.</p> <p>Correct.</p> <p>Noted. Please refer to Appendix G specialist report for proof of complying with protocols.</p> <p>Noted. Please refer to Appendix G specialist reports in BAR for proof of methodologies used.</p> <p>Noted. Please refer to draft BAR for list and proof of guidelines applicable.</p>
--	--	--

		<p>7.4. Guideline on Need and Desirability (March 2013)</p> <p>8. Content of a Basic Assessment Report (“BAR”) The BAR must contain all the information outlined in Appendix 1 of the EIA Regulations, 2014 (as amended) and must include the information requested in this letter. Failure to submit any information prescribed in Appendix 1 of the EIA Regulations, 2014 (as amended) may result in Environmental Authorisation being refused.</p> <p>9. Public Participation Process (“PPP”)</p> <p>9.1. The BAR must be subjected to a PPP that complies with Chapter 6 of the EIA Regulations, 2014 (as amended) and must take into account any applicable Guidelines published in terms of Section 24J of the NEMA, the Department’s Circular EADP 0028/2014 on the “One Environmental Management System” and the EIA Regulations, 2014 (as amended), as well as any other Guidelines developed by the Department.</p> <p>9.2. In addition to the above, the EAP must submit an electronic copy of the BAR to the Department for a minimum commenting period of thirty (30) days. The BAR must be made available to all relevant State Departments and/or Organs of State that administer laws relating to a matter affecting the environment, for a minimum commenting period of thirty (30) days.</p> <p>9.3. This Directorate herewith further provides the following comments:</p> <p>9.3.1. Your attention is drawn to Circular 0027 of 2021 regarding the electronic administration of EIA applications. The Directorate: Development Management (Region 1 and 2) will continue with the electronic submission of correspondence and has for this reason established a dedicated e-mail address for the submission of all</p>	<p>Noted. Please refer to draft BAR for proof of all information included as outlined in Appendix 1 of the EIA Regulations, 2014 (as amended).</p> <p>Noted. Please refer to this report for proof and more detail.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
--	--	---	---

	<p>correspondence to the Directorates. For the Cape Town office, the e-mail address is DEADPEIAAdmin@westerncape.gov.za.</p> <p>9.3.2. This new electronic means of working is effective from 1 February 2022 and all general EIA queries, correspondence, applications, non-applications and reports must be e-mailed to the aforementioned email address.</p> <p>9.3.3. Please ensure that where electronic copies cannot be accessed by I&APs, alternative access to copies of the draft BAR are made available.</p> <p>9.3.4. E-mail notification to I&APs is strongly supported. However, other means of notification for those I&APs will be required, where no e-mail addresses are available, or where the likelihood of success of this electronic correspondence is expected to be low.</p> <p>9.3.5. Where I&APs are unable to access electronic copies of the draft BAR, a hard copy of the report must be made available. Alternatively, the EAP will be required to engage with I&APs, with respect to alternative methods of accessing electronic copies of the draft BAR.</p> <p>9.3.6. It is hereby requested that documents be submitted in pdf. format and not scanned, as far as possible. Documents should also be saved, as separate documents, as opposed one consolidated pdf. document being submitted.</p> <p>9.4. The EAP must notify this Directorate in writing of the date the BAR was submitted to the relevant State Departments and/or Organs of State and clearly indicate whether such State Departments and/or Organs of State were notified of the commenting period in terms of Section 24O of the NEMA.</p> <p>9.5. It is imperative that State Departments and/or Organs of State be in possession of the Reports when the EAP issues them with the notice in terms of Section 24O of the NEMA. Please note that the EAP is responsible for such consultation.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
--	--	---

		<p>Therefore, it is requested that the EAP include proof of such notification to the relevant State Departments and/or Organs of State in terms of Section 24O (2) and (3) of the NEMA in the BAR, where appropriate.</p> <p>9.6. In terms of good environmental practice, you are encouraged to engage with State Departments and/or Organs of State early in the EIA process to solicit their inputs on any of their requirements to be addressed in the EIA process. Please note that this does not replace the requirement of making the BAR available to State Departments and/or Organs of State, as stipulated above. The following State Departments and/or Organs of State must be consulted during the application process, as part of the PPP:</p> <p>9.6.1.1. CapeNature;</p> <p>9.6.1.2. Heritage Western Cape;</p> <p>9.6.1.3. Cederberg Municipality;</p> <p>9.6.1.4. West Coast District Municipality;</p> <p>9.6.1.5. Department of Environmental Affairs and Development Planning (“DEA&DP”) Directorate: Waste Management;</p> <p>9.6.1.6. DEA&DP: Directorate: Pollution and Chemicals Management;</p> <p>9.6.1.7. Western Cape Government: Agriculture;</p> <p>9.6.1.8. Western Cape Government: Infrastructure; and</p> <p>9.6.1.9. The National Department of Water and Sanitation.</p> <p>9.7. A register of I&APs must be opened and maintained. The said register must be submitted to this Directorate. The EAP must record and respond to all comments received. The comments and responses must be captured in a ‘Comments and Responses Report’ and must include a description of the PPP followed. This report must be included in the public</p>	<p>Noted. Please refer to this report for proof.</p> <p>Noted.</p> <p>Noted. Please refer to this report for detail and proof.</p>
--	--	--	--

		<p>participation information attached to the final BAR to be submitted for a decision.</p> <p>10. Exemptions</p> <p>10.1. This Directorate notes that you do not intend to apply for exemption in terms of the National Exemption Regulations, 2014 from any of the requirements of the PPP, as stipulated in Regulation 41 of the EIA Regulations, 2014 (as amended) and that you do not intend to apply for exemption from any other provisions contained in the EIA Regulations, 2014 (as amended), the NEMA or any notice issued under the NEMA.</p> <p>10.2. Please note that should you fail to meet a requirement of the EIA Regulations, 2014 (as amended) or the NEMA and if no exemption from that provision was applied for and granted, your EIA application may be refused by this Directorate.</p> <p>11. Environmental Management Programme (“EMPr”)</p> <p>11.1. In accordance with Section 24N of the NEMA and Regulation 19 of the EIA Regulations, 2014 (as amended), this Directorate hereby requires the submission of an EMPr. The contents of such an EMPr must meet the requirements outlined in Section 24N (2) and (3) of the NEMA (as amended) and Appendix 4 of the EIA Regulations, 2014 (as amended).</p> <p>11.2. The EMPr must address the potential environmental impacts of the proposed expansion throughout the project life cycle, including an assessment of the effectiveness of monitoring and management arrangements after implementation (auditing). The EMPr must be submitted together with the BAR. When compiling the EMPr, the Department’s Guideline for Environmental Management Plans (June 2005), available on the Department’s website,</p>	<p>Noted. Correct.</p> <p>Noted.</p> <p>Noted. Please refer to draft EMPr attached for proof.</p> <p>Noted. Please refer to draft EMPr attached for proof.</p>
--	--	--	--

		<p>must be taken into account as well as Appendix 4 of the EIA Regulations, 2014 (as amended).</p> <p>12. Alternatives</p> <p>12.1. Be advised that in terms of the EIA Regulations, 2014 (as amended) and the NEMA the investigation of alternatives is mandatory. All alternatives identified must therefore be investigated to determine if they are feasible and reasonable. In this regard it must be noted that this Directorate may grant authorisation for an alternative, as if it has been applied for or may grant authorisation in respect of all or part of the activity applied for, as specified in Regulation 20 of the EIA Regulations, 2014 (as amended). Alternatives are not limited to activity alternatives, but include layout alternatives, design, activity, operational and technology alternatives.</p> <p>12.2. You are hereby reminded that it is mandatory to investigate and assess the option of not proceeding with the proposed activity (i.e., the “no-go” option) in addition to other alternatives identified. Every EIA process must therefore identify and investigate alternatives, with feasible and reasonable alternatives to be comparatively assessed. If, however, after having identified and investigated alternatives, no feasible and reasonable alternatives were found, no comparative assessment of alternatives, beyond the comparative assessment of the preferred alternative and the option of not proceeding, is required during the assessment. What would, however, be required in this instance is proof that the investigation was undertaken and motivation indicating that no reasonable or feasible alternatives other than the preferred option and the “no-go” option exist.</p> <p>13. Need and Desirability</p> <p>In terms of the NEMA EIA Regulations, 2014 (as amended), when considering an application, the Directorate must take</p>	<p>Noted. Please refer to draft BAR for description and more details on alternatives.</p> <p>Noted. Please refer to Appendix J for more detail on alternatives assessed including the no go option.</p> <p>Noted. Please take note that need and desirability was described directly in BAR as well as the rezoning</p>
--	--	---	---

		<p>into account a number of specific considerations including, inter alia, the need for and desirability of any proposed development. As such, the need for and desirability of the proposed activity must be considered and reported on in the BAR. The BAR must reflect how the strategic context of the site in relation to the broader surrounding area, has been considered in addressing need and desirability.</p> <p>14. NEMA Principles In addition to the above, you must clearly show how the proposed development complies with the principles contained in Section 2 of the NEMA and must also show how the proposed development meets the requirements of sustainable development.</p> <p>15. Social and Gender Considerations You are reminded that the social context of the proposed development must always be considered. This includes the impact that the development proposal may have on the prevalence of HIV/AIDS, Sexually Transmitted Infections (“STI”) and Tuberculosis (“TB”), as well as equity and gender related concerns.</p> <p>16. Climate Change 16.1. The BAR must report on the potential impacts on climate change. One of the objectives of the Western Cape Provincial Spatial Development Framework published by the Department is to minimise the consumption of scarce environmental resources such as water, fuel, building materials, mineral resources, electricity, and land. To this effect and as part of the efforts to reduce the effects of climate change, you must, as part of the EIA process, identify energy efficient technologies that could be implemented for the proposed development.</p>	<p>motivation report was attached as an Appendix that include all the detail on need and desirability.</p> <p>Noted. Please refer to draft BAR for compliance with the principles contained in Section 2 of the NEMA.</p> <p>Noted. Please refer to draft BAR for more detail on social and gender considerations.</p> <p>Noted. Please refer to draft BAR for more detail on potential impacts on climate change.</p>
--	--	--	--

	<p>16.2. Considering that South Africa is a water scarce country and that many catchments in the Western Cape are already water stressed, you must also consider implementing the use of water saving devices and technologies for the proposed development.</p> <p>17. Process Requirements</p> <p>17.1. This Directorate awaits the submission of the final BAR for decision-making, as prescribed by Regulation 19 of the EIA Regulations, 2014 (as amended). In accordance with Regulation 19 of GN No. R.982 (as amended), the Department hereby stipulates that the final BAR for decision-making must be submitted to this Department within ninety (90) days from the date of receipt of the Application Form for Environmental Authorisation by the Department, calculated from 20 March 2026.</p> <p>17.2. If, however, significant changes have been made or significant new information has been added to the BAR, the applicant/ EAP must notify this Directorate that an additional 50 days (i.e., 140 days from receipt of the Application Form for Environmental Authorisation) will be required for the submission of the final BAR for decision-making. The additional 50 days must include a minimum commenting period of thirty (30) days to allow registered Interested and Affected Parties ("I&APs") to comment on the revised report/additional information.</p> <p>17.3. If the final BAR for decision-making is not submitted within the prescribed timeframe, the application will lapse in terms of Regulation 45 of the EIA Regulations, 2014 (as amended) and your case file will be closed for administrative purposes, unless an extension has been granted in terms of Regulation 3(7). Should you wish to pursue the application again, a new EIA application process would have to be</p>	<p>Noted. Please refer to technology alternatives for water conservation infrastructure to reduce water usage.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
--	--	--

		<p>initiated. A new Application Form for Environmental Authorisation would have to be submitted to the Competent Authority with proof of having again paid the prescribed application fee.</p> <p>18. General</p> <p>18.1. In addition to the above requirements, you must clearly show how the proposed development complies with the principles contained in Section 2 of the NEMA and must also show how the proposed development meets the requirements of sustainable development.</p> <p>18.2. Please note that the activity may not commence prior to obtaining an Environmental Authorisation. It is an offence for a person to commence with a listed activity unless the competent authority has granted an Environmental Authorisation for the undertaking of the activity.</p> <p>19. Kindly quote the abovementioned reference number in any future correspondence regarding this application.</p> <p>20. The Department reserves the right to revise or withdraw its comments and request further information from you based on any information received. Your interest in the future of the environment is greatly appreciated.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
--	--	--	---



REFERENCE: 16/3/3/1/F2/3/2015/26
DATE: 31 MARCH 2026

The Municipal Manager
Cederberg Municipality
Private Bag X2
CLANWILLIAM
8135

For Attention: Mr. G.F Matthyse

Tel.: (027) 482 8000
E-mail: mm@cederbergmun.gov.za
gerritm@cederbergmun.gov.za

Dear Sir

ACKNOWLEDGEMENT OF RECEIPT OF THE APPLICATION FORM FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) ("NEMA") AND THE ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014 (AS AMENDED) WITH RESPECT TO THE PROPOSED DEVELOPMENT OF THE RIVIER VIEW SETTLEMENT AND ASSOCIATED INFRASTRUCTURE ON ERVEN 3677 AND 3617, CITRUSDAL AND EXPANSION OF THE RESERVOIR ON PORTION 4 OF THE REMAINDER OF THE FARM NO. 555, CITRUSDAL

1. The Application Form and supporting documentation, received by this Directorate via electronic mail correspondence on 20 March 2026, refer.
2. This serves to acknowledge receipt of the aforementioned documents by this Directorate.
3. Applicable Listed Activities
 - 3.1. Having considered the information contained in the Application Form, this Directorate confirms that the proposed development constitutes Listed Activity 9, 12, 19, 24, 27 and 28 of Listing Notice 1 of the EIA Regulations, 2014 (as amended), and Listed Activity 2, 4 and 12 of Listing Notice 3 of the EIA Regulations, 2014 (as amended).
 - 3.2. You are hereby advised that only those Listed Activity(s) applied for in terms of the EIA Regulations, 2014 (as amended) will be considered for authorisation.
 - 3.3. The onus is on the applicant to ensure that all of the applicable listed activities are applied for and assessed as part of the EIA process. **Failure to include any applicable Listed Activities may invalidate the application.**
4. Water Use License Application ("WULA")
 - 4.1. It is indicated in the abovementioned Application Form that the proposed development requires an application for a General Authorisation ("GA") or Water Use License Application ("WULA") in terms of the National Water Act, 1998 (Act No. 36 of 1998).
 - 4.2. This Directorate notes the Appendix G, the proof of communication with National Department of Water and Sanitation ("DWS"). Proof of application of the application with National DWS must be included as an appendix in the draft BAR.

- 4.3. You are advised that the Standard Operating Procedure ("SOP") between the Department and the National DWS, which came into effect on 1 July 2017, must be complied with.
 - 4.4. In terms of the Agreement for the One Environmental System (Section 50A of the NEMA and Sections 41(5) and 163A of the National Water Act, 1998 (Act No. 36 of 1998) ("NWA")) the processes for a WULA and for an EIA must be aligned and integrated with respect to the fixed and synchronised timeframes, as prescribed in the EIA Regulations, 2014 (as amended), as well as the WULA Regulations of 2017.
5. Heritage Resources
 - 5.1. It is indicated in the Notice of Intent to Develop for the proposed development does not constitute the undertaking of the categories of development, as set out in Section 38(1) of the National Heritage Resources Act, 1999 (Act No. 25 of 1999).
 - 5.2. It is noted that Heritage Western Cape ("HWC") has been consulted and has confirmed that the proposed development does not require any action under Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999).
 - 5.3. Proof of having submitted the Notice of Intent to Develop as well as all comments obtained from HWC and the responses thereto must be provided to this Directorate in all subsequent reports.
6. Screening Report, Site Sensitivity Verification ("SSV") Report, Protocols and Specialist Assessments
 - 6.1. Screening Tool Report and SSV Report
 - 6.1.1. This Directorate notes that the Screening Tool Report (dated 20 March 2026) and the SSV Report (dated March 2026) has been provided, as part of the application form.
 - 6.1.2. Please note that where a specialist assessment is required, but no specific environmental theme Protocol has been prescribed, the level of assessment must be based on the findings of the SSVR and must comply with Appendix 6 of the EIA Regulations, 2014 (as amended).
 - 6.2. The following specialist assessments were identified in the Screening Tool Report (dated 20 March 2026):
 - 6.2.1. A Landscape/Visual Impact Assessment;
 - 6.2.2. An Archaeological and Cultural Heritage Impact Assessment;
 - 6.2.3. A Palaeontological Impact Assessment;
 - 6.2.4. A Terrestrial Biodiversity Impact Assessment;
 - 6.2.5. An Aquatic Biodiversity Impact Assessment;
 - 6.2.6. A Socio-Economic Assessment;
 - 6.2.7. A Plant Species Assessment; and
 - 6.2.8. An Animal Species Impact Assessment.

6.3. The Protocols

- 6.3.1. The "Procedures for the Assessment and Minimum Criteria for Reporting on identified Environmental Themes in terms of Sections 24(5)(a) and (h) and 44 of the National Environmental Management Act, 1998, when applying for Environmental Authorisation" ("the Protocols") were published on 20 March 2020 (Government Notice No. 320 as published in Government Gazette No. 43110 on 20 March 2020) and the Protocols are applicable to your proposed development.
- 6.3.2. **Be advised that the Protocols must be complied with for every new application that is submitted after 9 May 2020.**
- 6.3.3. It was noted from the Environmental Assessment Practitioner's ("EAPs") motivation included in the abovementioned Application Form, that Aquatic Ecosystem Impact Assessment was conducted.
- 6.3.4. Please be reminded to ensure that specialist studies/compliance statements to be conducted must meet the requirements of the Protocols.
- 6.3.5. Appendix 6 of the EIA Regulations, 2014 (as amended) must be met for certain specialist studies, where no Protocol exists.
- 6.3.6. Please note that should any authority that has jurisdiction in respect of any aspect of the proposed development request that further specialist studies be conducted, and where the request is supported by this Directorate, this must take precedence.

7. Guidelines

You are advised that when undertaking the Basic Assessment process, you must take into account the applicable Guidelines including the Guidelines developed by the Department. The Department's Guidelines can be downloaded from the Department's website. In particular, the Guidelines that may be applicable to the proposed development include, *inter alia*, the following:

- 7.1. Guideline for the Review of Specialist Input in the EIA process (June 2005)
- 7.2. Guideline for Environmental Management Plans (June 2005)
- 7.3. Guideline on Alternatives (March 2013)
- 7.4. Guideline on Need and Desirability (March 2013)

8. Content of a Basic Assessment Report ("BAR")

The BAR must contain all the information outlined in Appendix 1 of the EIA Regulations, 2014 (as amended) and must include the information requested in this letter. Failure to submit any information prescribed in Appendix 1 of the EIA Regulations, 2014 (as amended) may result in Environmental Authorisation being refused.

9. Public Participation Process ("PPP")

- 9.1. The BAR must be subjected to a PPP that complies with Chapter 6 of the EIA Regulations, 2014 (as amended) and must take into account any applicable Guidelines published in terms of Section 24J of the NEMA, the Department's Circular EADP 0028/2014 on the "One Environmental Management System" and the EIA Regulations, 2014 (as amended), as well as any other Guidelines developed by the Department.
- 9.2. In addition to the above, the EAP must submit an electronic copy of the BAR to the Department for a minimum commenting period of thirty (30) days. The BAR must be made

available to all relevant State Departments and/or Organs of State that administer laws relating to a matter affecting the environment, for a minimum commenting period of thirty (30) days.

- 9.3. This Directorate herewith further provides the following comments:
- 9.3.1. Your attention is drawn to Circular 0027 of 2021 regarding the electronic administration of EIA applications. The Directorate: Development Management (Region 1 and 2) will continue with the electronic submission of correspondence and has for this reason established a dedicated e-mail address for the submission of all correspondence to the Directorates. For the Cape Town office, the e-mail address is DEADPEIAAdmin@westerncape.gov.za.
 - 9.3.2. This new electronic means of working is effective from 1 February 2022 and all general EIA queries, correspondence, applications, non-applications and reports must be e-mailed to the aforementioned email address.
 - 9.3.3. Please ensure that where electronic copies cannot be accessed by I&APs, alternative access to copies of the draft BAR are made available.
 - 9.3.4. E-mail notification to I&APs is strongly supported. However, other means of notification for those I&APs will be required, where no e-mail addresses are available, or where the likelihood of success of this electronic correspondence is expected to be low.
 - 9.3.5. Where I&APs are unable to access electronic copies of the draft BAR, a hard copy of the report must be made available. Alternatively, the EAP will be required to engage with I&APs, with respect to alternative methods of accessing electronic copies of the draft BAR.
 - 9.3.6. It is hereby requested that documents be submitted in pdf. format and not scanned, as far as possible. Documents should also be saved, as separate documents, as opposed one consolidated pdf. document being submitted.
- 9.4. The EAP must notify this Directorate in writing of the date the BAR was submitted to the relevant State Departments and/or Organs of State and clearly indicate whether such State Departments and/or Organs of State were notified of the commenting period in terms of Section 24O of the NEMA.
- 9.5. It is imperative that State Departments and/or Organs of State be in possession of the Reports when the EAP issues them with the notice in terms of Section 24O of the NEMA. Please note that the EAP is responsible for such consultation. Therefore, it is requested that the EAP include proof of such notification to the relevant State Departments and/or Organs of State in terms of Section 24O (2) and (3) of the NEMA in the BAR, where appropriate.
- 9.6. In terms of good environmental practice, you are encouraged to engage with State Departments and/or Organs of State early in the EIA process to solicit their inputs on any of their requirements to be addressed in the EIA process. Please note that this does not replace the requirement of making the BAR available to State Departments and/or Organs of State, as stipulated above. The following State Departments and/or Organs of State must be consulted during the application process, as part of the PPP:
- 9.6.1.1. CapeNature;
 - 9.6.1.2. Heritage Western Cape;
 - 9.6.1.3. Cederberg Municipality;
 - 9.6.1.4. West Coast District Municipality;

- 9.6.1.5. Department of Environmental Affairs and Development Planning ("DEA&DP")
Directorate: Waste Management;
- 9.6.1.6. DEA&DP: Directorate: Pollution and Chemicals Management;
- 9.6.1.7. Western Cape Government: Agriculture;
- 9.6.1.8. Western Cape Government: Infrastructure; and
- 9.6.1.9. The National Department of Water and Sanitation.

9.7. A register of I&APs must be opened and maintained. The said register must be submitted to this Directorate. The EAP must record and respond to all comments received. The comments and responses must be captured in a '*Comments and Responses Report*' and must include a description of the PPP followed. This report must be included in the public participation information attached to the final BAR to be submitted for a decision.

10. Exemptions

- 10.1. This Directorate notes that you do not intend to apply for exemption in terms of the National Exemption Regulations, 2014 from any of the requirements of the PPP, as stipulated in Regulation 41 of the EIA Regulations, 2014 (as amended) and that you do not intend to apply for exemption from any other provisions contained in the EIA Regulations, 2014 (as amended), the NEMA or any notice issued under the NEMA.
- 10.2. Please note that should you fail to meet a requirement of the EIA Regulations, 2014 (as amended) or the NEMA and if no exemption from that provision was applied for and granted, your EIA application may be refused by this Directorate.

11. Environmental Management Programme ("EMPr")

- 11.1. In accordance with Section 24N of the NEMA and Regulation 19 of the EIA Regulations, 2014 (as amended), this Directorate hereby requires the submission of an EMPr. The contents of such an EMPr must meet the requirements outlined in Section 24N (2) and (3) of the NEMA (as amended) and Appendix 4 of the EIA Regulations, 2014 (as amended).
- 11.2. The EMPr must address the potential environmental impacts of the proposed expansion throughout the project life cycle, including an assessment of the effectiveness of monitoring and management arrangements after implementation (auditing). The EMPr must be submitted together with the BAR. When compiling the EMPr, the Department's Guideline for Environmental Management Plans (June 2005), available on the Department's website, must be taken into account as well as Appendix 4 of the EIA Regulations, 2014 (as amended).

12. Alternatives

- 12.1. Be advised that in terms of the EIA Regulations, 2014 (as amended) and the NEMA the investigation of alternatives is mandatory. All alternatives identified must therefore be investigated to determine if they are feasible and reasonable. In this regard it must be noted that this Directorate may grant authorisation for an alternative, as if it has been applied for or may grant authorisation in respect of all or part of the activity applied for, as specified in Regulation 20 of the EIA Regulations, 2014 (as amended). Alternatives are not limited to activity alternatives, but include layout alternatives, design, activity, operational and technology alternatives.
- 12.2. You are hereby reminded that it is mandatory to investigate and assess the option of not proceeding with the proposed activity (*i.e.*, the "no-go" option) in addition to other alternatives identified. Every EIA process must therefore identify and investigate alternatives, with feasible and reasonable alternatives to be comparatively assessed. If, however, after having identified and investigated alternatives, no feasible and reasonable alternatives were found, no comparative assessment of alternatives, beyond the comparative assessment of the preferred alternative and the option of not proceeding, is

required during the assessment. What would, however, be required in this instance is proof that the investigation was undertaken and motivation indicating that no reasonable or feasible alternatives other than the preferred option and the "no-go" option exist.

13. Need and Desirability

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

14. NEMA Principles

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

15. Social and Gender Considerations

You are reminded that the social context of the proposed development must always be considered. This includes the impact that the development proposal may have on the prevalence of HIV/AIDS, Sexually Transmitted Infections ("STI") and Tuberculosis ("TB"), as well as equity and gender related concerns.

16. Climate Change

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

16.2. Considering that South Africa is a water scarce country and that many catchments in the Western Cape are already water stressed, you must also consider implementing the use of water saving devices and technologies for the proposed development.

17. Process Requirements

17.1. This Directorate awaits the submission of the final BAR for decision-making, as prescribed by Regulation 19 of the EIA Regulations, 2014 (as amended). In accordance with Regulation 19 of GN No. R.982 (as amended), the Department hereby stipulates that the final BAR for decision-making must be submitted to this Department within ninety (90) days from the date of receipt of the Application Form for Environmental Authorisation by the Department, **calculated from 20 March 2026**.

17.2. If, however, significant changes have been made or significant new information has been added to the BAR, the applicant/ EAP must notify this Directorate that an additional 50 days (*i.e.*, 140 days from receipt of the Application Form for Environmental Authorisation) will be required for the submission of the final BAR for decision-making. The additional 50 days must include a minimum commenting period of thirty (30) days to allow registered Interested and Affected Parties ("I&APs") to comment on the revised report/additional information.

17.3. If the final BAR for decision-making is not submitted within the prescribed timeframe, the application will lapse in terms of Regulation 45 of the EIA Regulations, 2014 (as amended)

and your case file will be closed for administrative purposes, unless an extension has been granted in terms of Regulation 3(7). Should you wish to pursue the application again, a new EIA application process would have to be initiated. A new Application Form for Environmental Authorisation would have to be submitted to the Competent Authority with proof of having again paid the prescribed application fee.

18. General

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

18.2. Please note that the activity may not commence prior to obtaining an Environmental Authorisation. It is an offence for a person to commence with a listed activity unless the competent authority has granted an Environmental Authorisation for the undertaking of the activity.

19. Kindly quote the abovementioned reference number in any future correspondence regarding this application.

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

Your interest in the future of the environment is greatly appreciated.

Yours faithfully



Digitally signed by Ayesha Hamdulay
Date: 2026.03.31 23:24:06 +02'00'

pp MR. ZAAHIR TOEFY
DIRECTOR: DEVELOPMENT MANAGEMENT – REGION 1

Copied To:
(1) Mr. Nicolaas Hanekom (Enviro-EAP (Pty) Ltd)

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