

**PRE-APPLICATION AND APPLICATION PHASE  
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.

Advert was placed in the local newspaper. Weslander on 22 February 2024

# KENNISGEWINGS · NOTIFICATIONS · KENNISGEWINGS



**PUBLIC PARTICIPATION PROCESS**

**SALDANHA BAY MUNICIPALITY SALDANHA MIDDELPOS HOUSING PROJECT UPGRADES. DEA&DP REFERENCE NUMBER: 16/3/3/6/7/2/F4/17/3206/23**

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). 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 the Saldanha Bay Municipality for the Middelpos Saldanha Housing Development. The Middelpos housing development on Portion 3 of Farm Kliprug No. 282, Middelpos, Saldanha Bay. The proposed development will be undertaken in two phases. Phase 1 will consist of approximately 500 even (11.4ha) inside the urban edge and Phase 2 will consist of approximately 400 even (13.5ha) outside the urban edge. The proposed development footprint will be approximately 25ha.

**Location:** Access will be obtained from Diaz Road.

**Listed Activities:** The proposed development constitutes Listed Activities 9, 24 and 28 of Listing Notice 1 of the EIA Regulations, 2014 (as amended), Listed Activity 15 of Listing Notice 2 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 Scoping Environmental 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  
Cell: 076 963 6450  
Fax: 086 435 4691  
Email: [admin@enviro-eap.co.za](mailto:admin@enviro-eap.co.za)



**PUBLIC PARTICIPATION PROCESS**

**SALDANHA BAY MUNICIPALITY LAINGVILLE HOUSING PROJECT UPGRADES. DEA&DP REFERENCE NUMBER: 16/3/3/6/7/1/F4/20/3234/23**

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). 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 the Saldanha Bay Municipality for the PROPOSED LAINGVILLE HOUSING PROJECT ON A PORTION OF REMAINDER OF ERF 80, LAINGVILLE, ST. HELENA BAY TO DEVELOP APPROXIMATELY 300 ERVEN AND INFRASTRUCTURE.

**Location:** The property is access via an existing access from the Main and Boundary roads, Laingville.


**Listed Activities:** The proposed development constitutes Listed Activities 9, 10, 24 and 27 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  
Cell: 076 963 6450  
Fax: 086 435 4691  
Email: [admin@enviro-eap.co.za](mailto:admin@enviro-eap.co.za)



**TENDER NOTICE**

- TENDER WCC/LOEDOLFH/2024 –CONSTRUCTION OF LOEDOLF HOUSE AT MALMESBURY CAMPUS: CIBD Contractor Grading Designation of 7GB or higher**
- TENDER WCC/VRES/2024 –DEMOLITION & RECONSTRUCTION OF VREDENBURG MALE RESIDENCE AT VREDENBURG CAMPUS: CIBD Contractor Grading Designation of 6GB or higher**

**TENDERS** are hereby invited for the above-mentioned tender as set out in the tender specification.

Tenders in sealed envelopes marked **(1. TENDER WCC/LOEDOLFH/2024; 2. WCC/VRES/2024)** can be put in the tender box at West Coast College, Central Office, 2 Loedolf Street, Malmesbury. The closing time for the receipt of tenders is on, **Tuesday 19 March 2024 at 11h00.**

Tender documents are available on request at a non-refundable tender fee of R 300.00 for each tender and must be deposited into the West Coast College Bank Account as follows: ABSA Bank, Account No. 4052300937, Branch Code: 632005, Reference: **WCC/LOEDOLFH/2024 & WCC/VRES/2024** respectively followed by service provider's name.

To obtain a soft copy of the tender document, the proof of payment with the tender reference number must be emailed to Myrna Parenzee @ 022 482 1143/ [mparenzee@westcoastcollege.co.za](mailto:mparenzee@westcoastcollege.co.za). Technical queries must be directed to Isharian Pillay at 0861 878 252 or [gs4@csmeng.co.za](mailto:gs4@csmeng.co.za).

A Compulsory Site Briefing Meeting for Tender **WCC/LOEDOLFH/2024** will be held at West Coast TVET College, Malmesbury Campus, 6 Kerk Street, Malmesbury on **Monday the 11th of March 2024, at 11h00.**

A Compulsory Site Briefing Meeting for Tender **WCC/VRES/2024** will be held at West Coast TVET College, Vredenburg Campus, 1 Akademie Street, Louwville, Vredenburg on **Tuesday the 12th of March 2024, at 11h00.**

Tenders must be valid and binding for **ninety (90) days** after the closing date. The bid price must be VAT-inclusive.

Bidders must be registered as a supplier on the National Central Supplier Database (CSD) and are requested to submit their CSD report or registration number.

Late or incomplete tenders will not be accepted. Proof of dispatch of a tender will not be regarded as proof of receipt thereof. West Coast College is not obliged to accept the lowest or any bid. The college reserves the right to accept or reject any tender or part thereof and may cancel the tender process and reject all tender offers at any time before the drafting of a contract. West Coast College will not incur any liability to a tenderer for such cancellation and rejection but will give written reasons for such action upon request to do so.



**MARTIN & EAST (PTY) LIMITED CIVIL ENGINEERING AND SPECIALIST CONTRACTORS**

**CONTRACT SANRAL N.007-020-2020/1: IMPROVEMENT OF NATIONAL ROUTE 7 SECTION 2 BETWEEN ROODRAAI (km 7.49) and MOORREESBURG (km 33.90)**

**RE: EXPRESSION OF INTEREST: WORK INTEGRATED LEARNING OPPORTUNITIES**

The Project Management Team (PMT) and the Project Liaison Committee (PLC) for CONTRACT SANRAL N.007-020-2020/1, hereby invites interested individuals to express their interest in receiving work integrated learning opportunities.

**THE FOLLOWING TWO OPPORTUNITIES ARE AVAILABLE:**

- Work integrated learning opportunities (P1 and P2) for University of Technology or Comprehensive University students completing their National Diplomas in Civil Engineering.
- Structured workplace learning opportunities for candidates with 480 credits qualification (Btech, Advanced Diploma or Bachelors Degree in Civil Engineering) toward registration in a professional category by a statutory council (SACPCMP / ECSA).

Preference will be given to individuals who are residing in the target area which is Swartland Local Municipality of the West Coast District Municipality.

Should you be interested in any of the two work integrated learning opportunities, please submit a comprehensive CV via email to [N7tenders@megroup.co.za](mailto:N7tenders@megroup.co.za) by **no later than 4 March 2024.**

# KENNISGEWINGS · NOTIFICATIONS · KENNISGEWINGS

The notice board was placed on 21 February 2024.

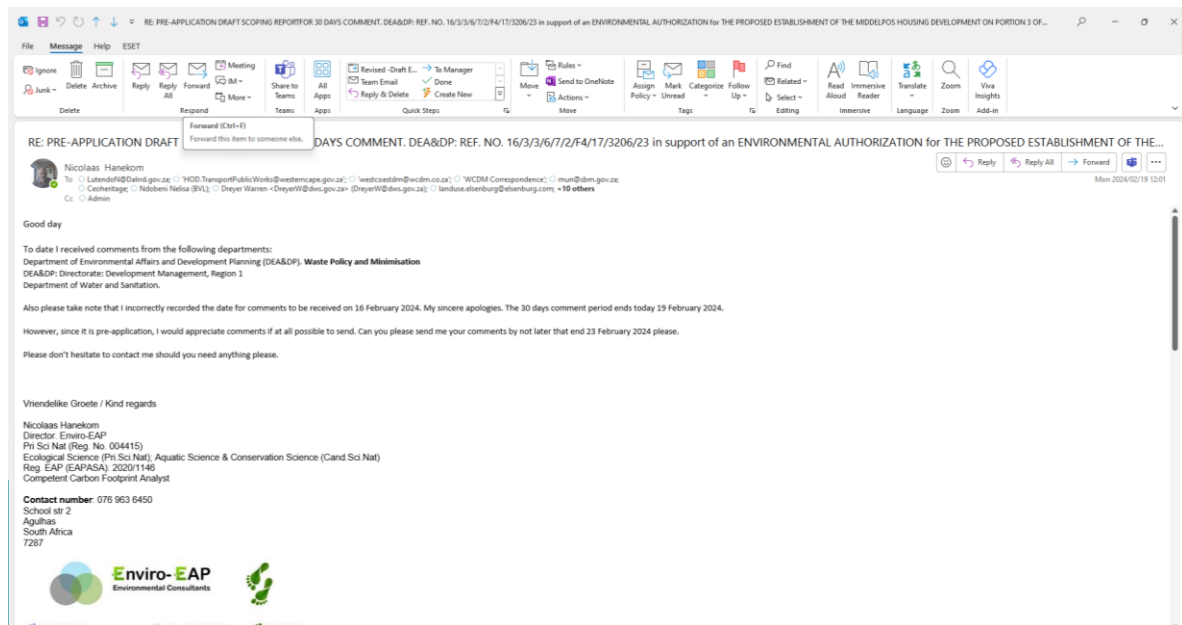
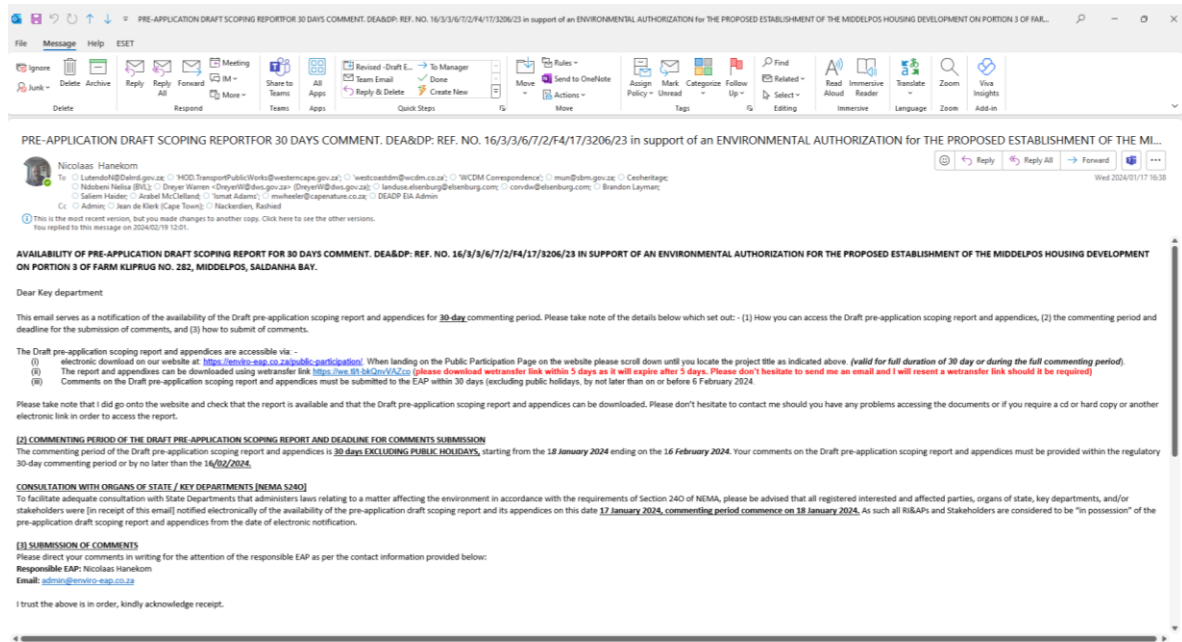




The draft scoping and EIR Report will be emailed to the following key Departments.

- DEA&DP: Development Management
- CapeNature
- DEA&DP: Pollution & Chemicals Management
- DEA&DP: Waste Management
- Department of Agriculture, Western Cape
- Heritage Western Cape
- West Coast District Municipality
- Department of Water and Sanitation
- Saldanha Bay Municipality
- Department: Transport and Public Works, Western Cape Government
- Department of Agriculture, Land Reform and Rural Development

# PROOF OF SENDING PRE-APPLICATION SCOPING REPORT

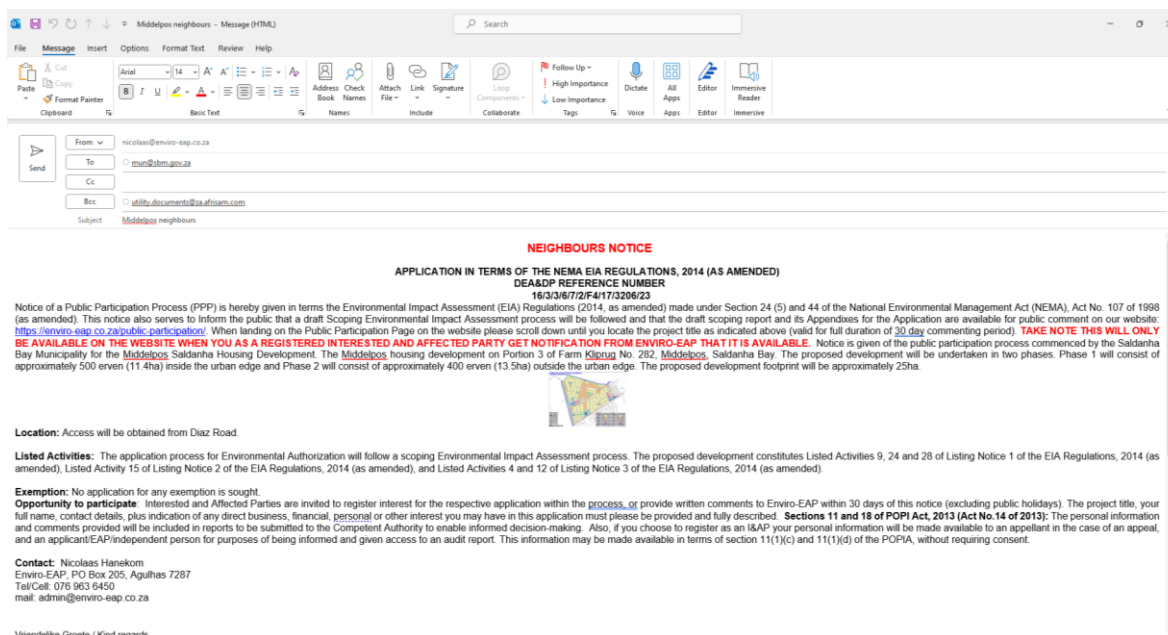


Neighbouring properties was identified and contact details requested from Saldanha Municipality who send out request to neighbours to share their contact details in terms of POPIA. The neighbours details received from Saldanha Bay Municipality was used to send notices on 21 February 2024 via registered mail and emailed on 19 February 2024.

Proof

APPLICATION IN TERMS OF THE NEMA EIA REGULATIONS, 2014 (AS AMENDED)  
The Middelpos housing development on Portion 3 of Farm Kliprug No. 282, Middelpos, Saldanha Bay. The proposed development will be undertaken in two phases. Phase 1 will consist of approximately 500 erven (11.4ha) inside the urban edge and Phase 2 will consist of approximately 400 erven (13.5ha) outside the urban edge. The proposed development footprint will be approximately 25ha.  
DEA&DP REFERENCE NUMBER 16/3/3/6/7/2/F4/17/3206/23

ADDRESS		
Erf 15824 BUSWANA Z&NC 24 MATTHEW GONIWE STREET SALDANHA MIDDELPOS 7395	INSURED PARCEL ShareCall 0800 111 502 www.sapo.co.za PA 482 032 900 ZA CUSTOMER COPY 301012	21 FEB 2024 Folio No: 7
Erf 15829 NTSOTHO N 34 MATTHEW GONIWE STREET SALDANHA MIDDELPOS 7395	INTERNATIONAL INSURED PARCEL ShareCall 0800 111 502 www.sapo.co.za CV 003 260 424 ZA CUSTOMER COPY 0010501	21 FEB 2024 Folio No: 7



## STEPS THAT WILL BE 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 a notice board 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.
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 or intended to be held.
6. Meetings  
 SALDANHA BAY MUNICIPALITY BIODIVERSITY OFFSET MEETING MINUTES

Online teams meeting dated 16 April 2025 starting on 8h00

A long discussion was held on offset requirements and implementation. The following is a summary of actions required for the different projects. There are two offset documents that DEA&DP make use of. The DEA&DP drafted and adopted offset guideline already more than 10 years ago. And that's the document that is still being used. However, national has also produced offset guideline, which came into effect June 2023, which is more a refinement of the recent Cape Offset guideline. In that document, it's made clear that vegetation that is classified or ecosystem that is identified as vulnerable or endangered or critically endangered, requires an offset. If it's lower than no need for an offset is required. Open space areas may be considered as offset receiving areas. The management of these areas is however the municipalities responsibility. Areas inside an urban area or urban edge requires a 1:00 to 1:00 ha offset. Other areas offset requirements must be calculated using the guidelines.

The Middelpoos housing

The SSOS is a factor that needs to be considered, but it's not really a constraining factor because this development is in the offset receiving area, which is large areas, which is something that needs to be considered. The SOSS is not a trigger area on this site.

The actual development or some areas may have a low sensitivity because of the secondary vegetation and its mostly pioneer species on site and therefore would not require a biodiversity offset. From a special side it can be motivated that large areas of the site doesn't represent the vegetation structure of Langebaan Dune Strandveld because Langebaan Dune Strandveld consist of thicket or islands of shrubs and intermediate areas. Nicolaas Hanekom, as the botanical species must assess and consider CapeNature's comment and revise the reports. A revised draft Environmental Impact Assessment report must be sent for 30 days comment. The updated plant species assessment report must also indicate which areas fall inside the urban edge and which areas outside. For areas mapped to be medium or high sensitivity in the urban edge area, an offset ratio of 1:00 on 1:00ha would be required in terms of the guidelines. For areas mapped to be medium or high sensitivity outside the urban edge area, an offset ratio of 1:00 on 10:00 to 30.00ha would be required in terms of the guidelines. The updated plant species impact assessment must confirm this. Once the report is revised and the 30 days comment are completed, a decision on what offset areas will be required will be include in an offset report (if required) and a revised EIR send for 30 days comment again.

The offset report would be able to motivate for the offsetting approach and also take the form of a kind of hybrid or compensation offset.

The Vredenburg Revitalizing Project

A 6ha area was already confirmed that requires an offset. Because this area is inside an urban area an offset ratio of 1:00 on 1:00ha would be required in terms of the guidelines. The offset report needs to be updated and 6 ha area identified and a revised EIR send for 30 days comment including the updated offset report.

Louwville South

Must confirm if area is within urban edge. Developing the area will definitely require offset.

CapeNatures comments in the application must be addressed. Some areas may not even qualify for biodiversity offset and cannot be develop. Especially the mapped corridor area. Species of conservation concern both botanical and faunal were recorded on site. Very important is that an area of the site was mapped as an ecological corridor area. Because a corridor is where it is in the landscape it's kind of irreplaceable because it's not anywhere else. You can't really offset the corridor.

Please refer to the 2025-04-16 Transcript SBM Bio Offset meeting-Middelpoos, Vredenburg and Louwville South for more background information.

The minutes above capture a summary of the actions required for each project. In summary, if the need for biodiversity offset is triggered in terms of the guidelines, a biodiversity offset will be required.

At the meeting the question was raised, and the DEA&DP will come back on that. The National guidelines report that if a vegetation type have a vulnerable conservation status, then offset is not required. This is especially important to Saldanha Bay Municipality as there are significant areas with a vulnerable conservation status in the municipal jurisdiction area.

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

STAKEHOLDER	CONTACT PERSON	TELEPHONE	FAX NUMBER	EMAIL ADDRESS
<b>COMPETENT AUTHORITY</b>				
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>
<b>KEY DEPARTMENTS</b>				
CapeNature Private Bag X5014 Stellenbosch 7599	Mr. Marius Wheeler Ismat Adams	021 866 8000	021 866 1523	<a href="mailto:mwheeler@capenature.co.za">mwheeler@capenature.co.za</a> '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	<a href="mailto:landuse.elsenburg@elsenburg.com">landuse.elsenburg@elsenburg.com</a>
Department of Water and Sanitation Private Bag X16 Sanlamhof 7532	Mrs. Nelissa Nbobeni Mr. Warren Dreyer	021 94 16140	021 941 6077	<a href="mailto:ndobenin2@dws.gov.za">ndobenin2@dws.gov.za</a> <a href="mailto:DreyerW@dws.gov.za">DreyerW@dws.gov.za</a>
Heritage Western Cape Private Bag X9067 Cape Town 8001	CEO Heritage Western Cape	021 483 9543	021 483 9842	<a href="mailto:Ceoheritage@westerncape.gov.za">Ceoheritage@westerncape.gov.za</a>
Saldanha Bay Municipality	Municipal Manager Mayor Ward Councillors			<a href="mailto:mun@sbm.gov.za">mun@sbm.gov.za</a>
West Coast District Municipality PO Box 242 Moorreesburg 7380	The Municipal Manager / Mayor / Ward Councillors	022 433 8400	086 692 6113	<a href="mailto:westcoastdm@wcdm.co.za">westcoastdm@wcdm.co.za</a>

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

STAKEHOLDER	CONTACT PERSON	TELEPHONE	FAX NUMBER	EMAIL ADDRESS
<b>COMPETENT AUTHORITY</b>				
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>
<b>KEY DEPARTMENTS</b>				
CapeNature Private Bag X5014 Stellenbosch 7599	Mr. Marius Wheeler Ismat Adams	021 866 8000	021 866 1523	<a href="mailto:mwheeler@capenature.co.za">mwheeler@capenature.co.za</a> '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	<a href="mailto:landuse.elsenburg@elsenburg.com">landuse.elsenburg@elsenburg.com</a>
Department of Water and Sanitation Private Bag X16 Sanlamhof 7532	Mrs. Nelissa Nbobeni Mr. Warren Dreyer	021 94 16140	021 941 6077	<a href="mailto:ndobenin2@dws.gov.za">ndobenin2@dws.gov.za</a> <a href="mailto:DreyerW@dws.gov.za">DreyerW@dws.gov.za</a>
Heritage Western Cape Private Bag X9067	CEO Heritage Western Cape	021 483 9543	021 483 9842	<a href="mailto:Ceoheritage@westerncape.gov.za">Ceoheritage@westerncape.gov.za</a>

Cape Town 8001				
Saldanha Bay Municipality	Municipal Manager Mayor Ward Councillors Ms Charika Barnes; IRASA KhoiSan; Mr Toppi Roman; Mr Atmore Rodgers; Mr Kevin Maart			<a href="mailto:mun@sbm.gov.za">mun@sbm.gov.za</a> <a href="mailto:wcacouncil@gmail.com">wcacouncil@gmail.com</a> <a href="mailto:irasa169@gmail.com">irasa169@gmail.com</a> <a href="mailto:atmorerodgers123@gmail.com">atmorerodgers123@gmail.com</a> <a href="mailto:chief.maart@cochoqua.org.za">chief.maart@cochoqua.org.za</a> <a href="mailto:admin-saldanha@cochoqua.org.za">admin-saldanha@cochoqua.org.za</a> <a href="mailto:toppiroman@gmail.com">toppiroman@gmail.com</a>
West Coast District Municipality PO Box 242 Moorreesburg 7380	The Municipal Manager / Mayor / Ward Councillors	022 433 8400	086 692 6113	<a href="mailto:westcoastdm@wcdm.co.za">westcoastdm@wcdm.co.za</a>
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 Agriculture, Land Reform and Rural Development				Lutendo Netshilema <LutendoN@Dalrrd.gov.za>

**TABLE 3: COMMENTS AND RESPONSE (Pre-Application)**

STAKEHOLDER/IAF	DATE	COMMENT	RESPONSE
Department of Environmental Affairs and Development Planning Rondine Isaacs Directorate: Development Management, Region 1	LETTER DATED 16/11/3023	<p>ACKNOWLEDGEMENT OF RECEIPT AND COMMENT ON THE NOTICE OF INTENT TO SUBMIT AN APPLICATION FOR SCOPING AND ENVIRONMENTAL IMPACT REPORTING (“S&amp;EIR”) FOR THE PROPOSED ESTABLISHMENT OF THE MIDDELPOS HOUSING DEVELOPMENT ON PORTION 3 OF FARM KLIPRUG NO. 282, MIDDELPOS, SALDANHA BAY.</p> <p>1. The abovementioned document as received by this Department via electronic mail correspondence on 07 November 2023, refers.</p> <p>2. This letter serves as an acknowledgement of receipt of the aforementioned document by this Department.</p> <p>3. Following a review of the information submitted to this Department, the following is noted:</p> <p>3.1 The proposal entails the establishment of the Middelpos housing development on Portion 3 of Farm Kliprug No. 282, Middelpos, Saldanha Bay.</p> <p>3.2 The proposed development will be undertaken in two phases.</p> <p>3.3 Phase 1 will consist of approximately 500 erven (11.4ha) inside the urban edge and Phase 2 will consist of approximately 400 erven (13.5ha) outside the urban edge.</p> <p>3.4 Access will be obtained from Diaz Road.</p>	<p>Noted.</p> <p>Noted. Correct.</p> <p>Noted.</p> <p>Noted.</p>

	<p>3.5 The proposed development footprint will be approximately 25ha.</p> <p>3.6 The proposed site is zoned Agriculture.</p> <p>4. Public Participation Process:</p> <p>4.1 According to the Project Plan (Appendix I), the pre-application Scoping Report will be made available to interested and affected parties (“I&amp;APs”) from middle November 2023 until middle January 2024.</p> <p>4.2 Your attention is drawn to this Department’s Circular 0009/2023: “Protocol for the Administration of EIA, WML and Section 24G Applications during the Festive Period 2023/2024”.</p> <p>4.3 Regulation 3(2) of the Environmental Impact Assessment (“EIA”) Regulations, 2014 (as amended), as well as Regulation 1(2) of the National Appeal Regulations, 2014, promulgated in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (“NEMA”) state that, “the period of 15 December to 5 January must be excluded from the reckoning of days”.</p> <p>4.4 Regulation 3(3) of the EIA Regulations, 2014 (as amended) further states that, “Unless justified by exceptional circumstances, as agreed to by the competent authority, the proponent and applicant must refrain from conducting any public participation process during the period of 15 December to 5 January”.</p> <p>4.5 To ensure compliance with Regulation 3(2), as well as Regulation 3(3) of the EIA Regulations, 2014 (as amended), and to facilitate a transparent Public Participation Process, the Directorate herewith</p>	<p>Noted. The pre-application scoping report will only be made available for 30 days comment from 8 January 2024.</p>
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		<p>advises you not to conduct Public Participation Processes over the festive period, i.e., during the period Friday, 15 December 2023 to Friday, 05 January 2024.</p> <p>4.6 The Directorate does not agree with the proposal to split the public participation period and advises you to commence with the 30-day commenting period on the pre-application Scoping Report on or after 08 January 2024.</p> <p>4.7 In light of the above, please ensure that a revised Project Plan is submitted to this Directorate for consideration.</p> <p>4.8 It is noted that the public participation will be undertaken in accordance with the requirements of Regulation 41 of the EIA Regulations, 2014 (as amended).</p> <p>4.9 This Department herewith provides the following comments:</p> <p>4.9.1 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 <a href="mailto:DEADPEIAAdmin@westerncape.gov.za">DEADPEIAAdmin@westerncape.gov.za</a>. This new electronic means of working is effective from 01 February 2022 and all general EIA queries, correspondence, applications, non-applications and</p>	<p>A revised Project plan will be submitted with the formal application.</p> <p>Correct.</p> <p>Noted.</p>
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		<p>reports must be e-mailed to the aforementioned email address.</p> <p>4.9.2 Please ensure that where electronic copies cannot be accessed by I&amp;APs, alternative access to copies of the draft Scoping Report are made available.</p> <p>4.10 You are referred to Appendix 2 of the EIA Regulations, 2014 (as amended) for the requirements with respect to the 'Content of scoping reports'. Please be reminded that the Public Participation Process must fulfil the requirements outlined in Chapter 6 of the EIA Regulations, 2014 (as amended), and must take into account any applicable guidelines published in terms of Section 24J of the NEMA, this Department's Circular EADP 0028/2014 on the "One Environmental Management System" and the EIA Regulations, 2014 (as amended), as well as any other guidance provided by this Department.</p> <p>4.11 E-mail notification to I&amp;APs is strongly supported. However, other means of notification for those I&amp;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>4.12 The Directorate may require that a hard copy of the reports also be submitted to the Department but will advise you accordingly. Where I&amp;APS are unable to access electronic copies of the draft Scoping Report, a hard copy of the report must be made available. Alternatively, the EAP will be required to engage with I&amp;APS, with respect to</p>	<p>Noted.</p> <p>Noted. Please refer to pre-application draft scoping report for detail in compliance with regulations.</p> <p>Noted.</p> <p>Noted.</p>
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		<p>alternative methods of accessing electronic copies of the draft Scoping Report.</p> <p>4.13 In terms of good environmental practice, you are encouraged to engage with State Departments and other Organs of State in the pre-application phase or 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 Scoping Report available to State Departments as stipulated above.</p> <p>5. Applicable Listed Activities:</p> <p>5.1 After considering the information provided in the Notice of Intent, the Department concurs that the proposed development constitutes the following listed activities as defined in terms of the EIA Regulations, 2014, (as amended), namely:</p> <p>5.1.1 Activities 9, 24 and 28 of Listing Notice 1 of the EIA Regulations, 2014 (as amended).</p> <p>5.1.2 Activity 15 of Listing Notice 2 of the EIA Regulations, 2014 (as amended).</p> <p>5.1.3 Activities 4 and 12 of Listing Notice 3 of the EIA Regulations, 2014 (as amended).</p> <p>5.2 A S&amp;EIR process must be followed in order to apply for Environmental Authorisation. Only those activities applied for shall be considered for authorisation. The onus is on the applicant to ensure that all the applicable listed activities are applied for and assessed as part of the S&amp;EIR process.</p> <p>6. Screening Tool, Specialist Assessments and Protocols:</p>	<p>Noted. Please refer to this comments and response report for proof.</p> <p>Noted.</p> <p>Noted.</p>
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	<p>6.1 This Directorate notes that a Screening Report (dated 26 July 2023) and confirmation of the relevant specialist studies to be conducted have been provided. A Site Sensitivity Verification Report dated September 2023 has also been provided by the Environmental Assessment Practitioner (“EAP”).</p> <p>6.2 The following specialist assessments were identified in the Screening Report (dated 26 July 2023):</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 Impact 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 Although the abovementioned specialist assessments were identified in the Screening Report (dated 26 July 2023), it was motivated that the following studies will not be undertaken for the following reasons:</p> <p>6.3.1 An Agricultural Impact Assessment will not be conducted. Phase 1 of the proposed development will be located within the urban edge. A portion of the site is used for small farming activities and the site was previously ploughed and cultivated. Although the proposed site is zoned Agriculture, the site is not currently used for agriculture. As such, an Agricultural Impact Assessment/Agricultural Compliance Statement is not warranted.</p>	<p>Noted. Correct.</p> <p>Correct.</p> <p>Noted.</p> <p>Noted. Correct.</p>
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	<p>6.3.2 An Archaeological and Cultural Heritage Impact Assessment and a Paleontology Impact Assessment will not be conducted. The proposed site is located within the urban edge and is surrounded by residential developments. However, the EAP must commission these studies should Heritage Western Cape request for any of these studies to be conducted.</p> <p>6.3.3 An Aquatic Biodiversity Impact Assessment will not be conducted. There are no water features in close proximity to the site. This Directorate concurs that an Aquatic Biodiversity Impact Assessment is not warranted.</p> <p>6.3.4 Civil Aviation and Defence Themes: The proposed development will not impact on civil aviation and defence installations. There are no aviation-related facilities or defence installations in close proximity to the site. Furthermore, there is an existing residential development located between the South African National Defense Force base and the proposed site. The development will meet the municipal building standards and requirements in terms of height. This Directorate concurs that a Civil Aviation Impact Assessment or Compliance Statement and a Defence Impact Assessment or Compliance Statement are not warranted.</p> <p>6.3.5 A Socio-Economic Impact Assessment will not be conducted. The socioeconomic impacts of the proposed development are considered positive in terms of job creation during the construction phase. As such, a Socio-Economic Impact Assessment is not warranted.</p>	<p>Noted. Correct. Already submitted and await HWC comments.</p> <p>Noted. Correct.</p> <p>Noted. Correct.</p> <p>Noted. Correct.</p>
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	<p>6.3.6 A Terrestrial Biodiversity Impact Assessment will be undertaken by Mr. Nicolaas Hanekom.</p> <p>6.3.7 A Plant Species Assessment will be conducted by Mr. Nicolaas Hanekom.</p> <p>6.3.8 An Animal Species Impact Assessment will be conducted by Mr. Nicolaas Hanekom. It is noted that Mr. Hanekom is a SACNASP registered ecologist, however, it is unclear whether he has the necessary expertise in faunal ecology/zoology and whether he has conducted any previous faunal assessments or compliance statements. Please ensure that confirmation is provided that the specialist has the necessary expertise to ensure compliance with the Protocols for animal species. Should the specialist not have the necessary expertise, a suitably qualified ecologist would need to be appointed to conduct the Animal Species Impact Assessment.</p> <p>6.3.9 According to the Site Sensitivity Verification Report, a Landscape/Visual Impact Assessment will not be conducted, since the proposed site is located in an urban area. However, the proposed site is located outside an urban area and partially within the urban edge. A more detailed motivation as to why a Visual Impact Assessment will not be undertaken, must be provided.</p> <p>6.3.10 You are further advised that should any of the authorities commenting on the application request any of the specialist studies identified in the Screening Tool and/or additional specialist studies, these will need to be undertaken.</p> <p>6.3.11 Where an assessment protocol is prescribed for one of the environmental themes included in the</p>	<p>Noted. Correct.</p> <p>Noted. Please take note that a plant species compliance statement will be conducted.</p> <p>Noted. Proof of experience and registration as a suitably qualified ecologist will be included in animal impact assessment. Nicolaas Hanekom did animal impact assessment since 2006. It was done in terms of terms and references at the time and was updated to follow the terms of references as per the gazette protocols.</p> <p>Noted. Correct. Please refer to rezoning motivation report attached as appendix to scoping report for details in terms of the location of the development and that visual impact will be low.</p> <p>Noted.</p> <p>Noted.</p>
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		<p>Protocol (in this instance, animal species, paleontology; civil aviation; defence; and terrestrial biodiversity), the specialist assessment must comply with the Protocol.</p> <p>6.3.12 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 site verification and must comply with Appendix 6 of the EIA Regulations, 2014 (as amended).</p> <p>7. Please note the following advice pertaining to the Notice of Intent:</p> <p>7.1 Consultation with State Departments/organs of state: In terms of Section 24O of the NEMA the competent authority must consult with every State Department that administers a law relating to a matter affecting the environment when the competent authority considers an application for an environmental authorisation.</p> <p>7.2 Please note that the Western Cape Department of Agriculture and the Department of Agriculture, Land Reform and Rural Development must be added to the list of authorities to be consulted.</p> <p>7.3 Heritage Resources:</p> <p>7.3.1 It is indicated in the Notice of Intent form, that Section 38(1) of the National Heritage Resources Act, 1999 (Act No. 25 of 1999) is applicable to the proposed development and as such, a Notice of Intent to Develop will be submitted to Heritage Western Cape (“HWC”).</p>	<p>Included in plan of study section in scoping report.</p> <p>Noted.</p> <p>Noted. Please refer to this comments and response report for proof.</p> <p>Noted. List was updated to include them.</p> <p>Noted. Correct. HWC comments will be included in formal application.</p>
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		<p>7.3.2 Please ensure that proof of the submission of the NID to HWC is provided with the application form.</p> <p>7.4 Confirmation of availability of services:          Since water supply, solid waste removal, electricity supply and effluent discharge services will be provided by the Saldanha Bay Municipality/Eskom, you are requested to provide this office with written proof that the municipality/Eskom has sufficient capacity to provide the necessary services to the proposed development.          Confirmation of the availability of services from the service providers must be provided together with the EIA Report.</p> <p>8. The Department notes that you do not intend to apply for exemption from any of the requirements of the Public Participation Process as stipulated by Regulation 41, from any other provisions contained in the EIA Regulations, 2014 (as amended) or the NEMA. Please note that should you fail to meet a requirement of the EIA Regulations, 2014 (as amended) or the NEMA and if no exemption from that provision was applied for, your application for environmental authorisation may be refused.</p> <p>9. 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 the Department may grant authorisation for an alternative as if it has been</p>	<p>Please refer to letter appended to scoping report for proof of services availability.</p> <p>Noted. Correct.</p> <p>Noted. Please refer to scoping report for alternatives to be assessed.</p>
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	<p>applied for or may grant authorisation in respect of all or part of the activity applied for as specified in Regulation 24 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>10. 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>11. Plan of Study: A Plan of Study for EIA, which sets out the approach to the EIA in accordance with Appendix 2 of the EIA Regulations, 2014 (as amended) must be compiled and submitted together with the draft Scoping Report for comment.</p> <p>12. In terms of the EIA Regulations, 2014 (as amended), when considering an application, the</p>	<p>Noted. Alternatives, including no go or development option included to be assessed.</p> <p>Noted. Please refer to scoping report for plan of EIA.</p> <p>Noted. Please refer to scoping report for need and desirability of development.</p>
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	<p>Department 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 preapplication Scoping Report. The report 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>13. The Scoping and EIA phases of the EIA process are two distinctly separate phases, each having its own requirements and reports to be submitted. The Department will not accept Scoping and EIA Reports where the processes or information of the two phases were combined into a single process or report.</p> <p>14. In addition to the above, you must clearly show how the proposed development complies with the principles contained in Section 2 of the NEMA and must also show how the proposed development meets the requirements of sustainable development.</p> <p>15. Climate Change: The Scoping/EIA Report must report on the potential impacts on climate change. One of the objectives of the Western Cape Provincial Spatial Development Framework published by this Department is to minimise the consumption of scarce environmental resources such as water, fuel, building materials, mineral resources, electricity, and land. To this effect and as part of the efforts to reduce the effects of climate change, you must, as part of the EIA process, identify energy efficient technologies that</p>	<p>Noted. Process is split.</p> <p>Noted. Included in reports.</p> <p>Noted. Refer to scoping report for more detail.</p>
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		<p>could be implemented for the proposed 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. It is prohibited in terms of Section 24F of the NEMA for a person to commence with a listed activity unless the competent authority has granted an environmental authorisation for the undertaking of the activity. A person convicted of an offence in terms of the above is liable for a fine not exceeding R10 million or to imprisonment for a period not exceeding 10 years, or to both such fine and imprisonment.</p> <p>18. This Department awaits the submission of the pre-application Scoping Report and/or the application form for environmental authorisation.</p> <p>19. Kindly quote the above-mentioned reference number in any future correspondence in respect of the pre-application.</p> <p>20. 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.</p> <p>No information provided, views expressed and/or comments made by officials during the pre-</p>	<p>Please refer to scoping report for detail on social and gender considerations.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
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		<p>application consultation should in any way be seen as an indication or confirmation:</p> <ul style="list-style-type: none"> <li>• that additional information or documents will not be requested; or</li> <li>• of the outcome of the application.</li> </ul> <p>The Directorate reserves the right to revise or withdraw comments or request further information based on any information received.</p>	Noted.
<p>Department of Environmental Affairs and Development Planning Rondine Isaacs Directorate: Development Management, Region 1</p>	<p>Letter Dated 22 January 2024</p>	<p>ACKNOWLEDGEMENT OF RECEIPT OF THE PRE-APPLICATION SCOPING REPORT FOR THE PROPOSED ESTABLISHMENT OF THE MIDDELPOS HOUSING DEVELOPMENT ON PORTION 3 OF FARM KLIPRUG NO. 282, MIDDELPOS, SALDANHA BAY.</p> <p>1. The above-mentioned document as received by this Department via electronic mail correspondence on 18 January 2024, refers.</p> <p>2. This letter serves as an acknowledgement of receipt of the aforementioned document by this Department.</p> <p>3. This Department will provide comment on the pre-application Scoping Report within the prescribed time period and advise you accordingly.</p> <p>4. It is prohibited in terms of Section 24F of the National Environmental Management Act, 1998 (Act No. 107 of 1998) for a person to commence with a listed activity unless the competent authority has granted an environmental authorisation for the undertaking of the activity. A person convicted of an offence in terms of the above is liable for a fine not exceeding R10 million or to imprisonment for a</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>

		<p>period not exceeding 10 years, or to both such fine and imprisonment.</p> <p>5. Kindly quote the abovementioned reference number in any future correspondence regarding the pre-application.</p>	Noted.
<p>Department of Environmental Affairs and Development Planning Rondine Isaacs Directorate: Development Management, Region 1</p>	<p>Letter Dated 16 February 2024</p>	<p>COMMENT ON THE PRE-APPLICATION SCOPING REPORT FOR THE PROPOSED ESTABLISHMENT OF THE MIDDELPOS HOUSING DEVELOPMENT ON PORTION 3 OF FARM KLIPRUG NO. 282, MIDDELPOS, SALDANHA BAY.</p> <p>1. The above-mentioned document as received by this Department via electronic mail correspondence on 18 January 2024, and this Department's acknowledgement of receipt letter dated 22 January 2024, respectively, refer.</p> <p>2. This Directorate's comments on the pre-application Scoping Report are as follows:</p> <p>2.1 Planning context: In accordance with Regulation 8 of the Environmental Impact Assessment ("EIA") Regulations, 2014 (as amended) and due to the nature of your proposal, this case has been referred to this Department's land use planning section. You will be informed of the relevant advice obtained, as soon as this becomes available.</p> <p>2.2 Revised project plan: A revised Project plan must be submitted with the application form.</p> <p>2.3 Animal Species Assessment: As indicated in the Directorate's comment on the Notice of Intent form, you are hereby reminded to</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted. Please refer to revised project plan submitted together with the EA application.</p> <p>Noted. The protocols required that the specialist is registered with the South African</p>

	<p>include the proof of experience and registration of Mr. Nicolaas Hanekom as a suitably qualified ecologist in the Animal Species Impact Assessment, in order to ensure compliance with the Protocols for animal species. Should the specialist not have the necessary expertise, a suitably qualified ecologist would need to be appointed to conduct the Animal Species Impact Assessment.</p> <p>2.4 Curriculum Vitae (“CV”) of the Environmental Assessment Practitioner (“EAP”): According to page 11 of the pre-application Scoping Report, the CV of the EAP has been attached as Appendix A. Please note that the required CV is not attached. Furthermore, Appendix A is the Locality Map. Please ensure that the EAP’s CV is appended to the draft Scoping Report and referenced correctly in the Scoping Report.</p> <p>2.5 Since Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999) is</p>	<p>Council for Natural Scientific Professions (SACNASP) with a field of practice relevant to the taxonomic group (“taxa”) for which the assessment is being undertaken. In this case the relevant taxa are Avi-Fauna. The SACNASP does not have a specific registration field for Avi-fauna and therefore the experience of Nicolaas Hanekom become relevant. Nicolaas Hanekom has done fauna and biodiversity impact assessment (these fields cover both the avi-fauna, Herpetologist and invertebrates) since 2006 and the SACNASP registration under the ecology and conservation fields is a suitably qualified and registered field with the necessary experience in the animal species listed in the environmental screen tool report and knowledge of the field and area to conduct the specialist study. Nicolaas Hanekom is suitably qualified SACNASP registered specialist.</p> <p>Noted. Apologies. The scoping report was amended and the CV is included in the scoping report and not as an Appendix.</p>
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	<p>triggered by the proposed development, a Notice of Intent to Develop (“NID”) must be submitted to Heritage Western Cape, as a matter of urgency. Proof of submission of the NID, must be included in the application form. It is advised that the application form for environmental authorisation is only submitted to the Department, after Heritage Western Cape provides their comment on the NID in order to prevent any potential delays. Therefore, please attach proof of the submission of the NID along with Heritage Western Cape’s response, with your application form.</p> <p>2.6 National Water Act, 1998 (Act No. 36 of 1998) requirements:  The pre-application Scoping Report does not indicate whether an approval may be required from the Department of Water and Sanitation (“DWS”). You are herewith advised to consult with the DWS soonest, to determine whether any approval is required in terms of the National Water Act, 1998 (Act No. 36 of 1998). Proof of submission of any required application to DWS, must be included in the application form for environmental authorisation and future reports.</p> <p>2.7 Public Participation Process:  2.7.1. The notification to interested and affected parties (“I&amp;APs”) regarding the commenting period on the pre-application Scoping Report, indicates the commenting period from 18 January 2024 to 16 February 2024. Please be advised that the commenting period is incorrect and in fact concludes on 19 February 2024. Please notify I&amp;APs of the</p>	<p>Noted. HWC NID was submitted. Please find attached proof in Appendix of the scoping report.</p> <p>Noted. No water use authorization will be required. Please refer to water affairs comments below.</p> <p>Noted. Apologies. Key departments was notified of the extended and correct date.</p>
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	<p>correct commenting period and ensure the commenting period is correctly referenced in the public participation report.</p> <p>2.7.1.1. Your attention is drawn to Regulation 3(1) of the EIA Regulations, 2014 (as amended) a, which states:  “Subject to subregulations (2) and (3), when a period of days must in terms of these Regulations be reckoned from or after a particular day, that period must be reckoned as from the start of the day following that particular day to the end of the last day of the period, but if the last day of the period falls on a Saturday, Sunday or public holiday, that period must be extended to the end of the next day which is not a Saturday, Sunday or public holiday.”</p> <p>2.7.1.2. This is further confirmed on page 4 (definitions) of the Department’s Guideline on Public Participation dated March 2013, as follows.  “Days” means calendar days.  Note: When a period of days must in terms of these Regulations be reckoned from or after a particular day, that period must be reckoned as from the start of the day following that particular day to the end of the last day of the period, but if the last day of the period falls on a Saturday, Sunday or public holiday, that period must be extended to the end of the next day which is not a Saturday, Sunday or public holiday. The period of 15 December to 2 January must be excluded in the reckoning of days. Where a timeframe is affected by the 15 December to 2 January period, the timeframe must be extended by the number of days falling within the 15 December</p>	<p>Noted.</p> <p>Noted.</p>
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		<p>to 2 January period. Where a timeframe is affected by one or more public holidays, the timeframe must be extended by the number of public holiday days falling within that timeframe.</p> <p>2.7.2. You are required to submit proof of the Public Participation Process being conducted for the pre-application Scoping Report. This will include (but is not limited to):</p> <ul style="list-style-type: none"> <li>• Proof that notices were placed on site;</li> <li>• Proof that an advertisement was placed in the “Weslander” newspaper;</li> <li>• Proof that the occupiers of the site (where applicable); the adjacent landowners; the municipal ward councillor; the local and district municipality; organs of state and relevant State Departments were notified;</li> <li>• Proof that the pre-application Scoping Report was made available to registered I&amp;APs;</li> <li>• A Comments and Responses Report, including the comments received on the pre-application Scoping Report and the responses thereto;</li> <li>• A complete list of registered I&amp;APs; and</li> <li>• All comments received from I&amp;APs.</li> </ul> <p>3. Please note that it is prohibited in terms of Section 24F of the National Environmental Management Act, 1998 (Act No. 107 of 1998) for a person to commence with a listed activity unless the competent authority has granted an environmental authorisation for the undertaking of the activity. A person convicted in terms of this prohibition is liable to a fine not exceeding R10 million or imprisonment</p>	<p>Noted. Please refer to this report for more detail and proof of PPP conducted to date.</p> <p>Noted.</p>
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		<p>for a period not exceeding ten years, or to both such fine and imprisonment.</p> <p>4. Kindly quote the abovementioned reference number in any future correspondence in respect of this pre-application.</p> <p>The Directorate reserves the right to revise or withdraw comments or request further information based on any information received.</p>	<p>Noted.</p> <p>Noted.</p>
<p>Department of Environmental Affairs and Development Planning Robyn Britten Directorate: Waste Management</p>	<p>Letter dated 7/02/2024</p>	<p>COMMENT ON: PRE-APPLICATION DRAFT SCOPING REPORT IN SUPPORT OF AN ENVIRONMENTAL AUTHORIZATION FOR THE PROPOSED ESTABLISHMENT OF THE MIDDELPOS HOUSING DEVELOPMENT ON PORTION 3 OF FARM KLIPRUG NO. 282, MIDDELPOS, SALDANHA BAY. (REF. NO. 16/3/3/6/7/2/F4/17/3206/23).</p> <p>1. The Directorate: Waste Management (D: WM) acknowledges receipt of the Draft SR on the 17 January 2024 for the proposed development, and has the following comments:</p> <p>2. I acknowledge the statement 'Saldanha Bay Municipality confirmed that there will be sufficient airspace for solid waste and sewerage capacity for the Development as confirmation indicated on pg. 50, under Sanitation.</p> <p>3. It is recommended that the applicant should engage with the Saldanha Bay municipality to ensure that the existing separation at source system is extended to this community once the development becomes operational. All prospective homeowners must be made aware of the negative impacts of litter on the adjacent coastal zone and the need to</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted. Take note that the applicant is Saldanha Bay Municipality. Waste management will be included to ensure that litter is manage and control in the EMP in the Environmental Impact Assessment (EIA) report phase.</p>

	<p>participate in the separation at source initiative while also ensuring the prevention of litter from entering the environment. A brochure conscientizing prospective homeowners on waste management must be prepared by the owner/ developer.</p> <p>4. Furthermore, it is recommended that the following aspects, among others, be taken into consideration during the various stages of the proposed development:</p> <p>a) Implementation of a solid waste management hierarchy – taking the most environmentally friendly steps to avoid resorting to dumping or disposing of waste to landfill.</p> <p>b) Stakeholder engagement – it is important that relationships are established with residents, interest groups and the local communities to gain support in implementing a successful waste management programme. In addition, promoting awareness and education is a key aspect of waste management as this may increase participation in waste management initiatives, and</p> <p>c) Waste Characterisation – to provide local authorities and decision-makers with an improved understanding of the waste stream that will be generated to make informed decisions surrounding waste management, as this is a large-scale community development, surrounded by existing settlements, and it is vital that decision-makers are adequately informed in addressing the needs and issues surrounding waste management.</p> <p>d) Measures for Waste Separation throughout the collection process – the separation of waste before</p>	<p>Noted. Will be included in EMP in EIA report phase.</p>
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		<p>or during collection can lead to increased efficiency and a reduction in labour costs, as this can reduce the labour and infrastructure costs required to separate mixed waste.</p> <p>e) Awareness raising is important in minimising waste. It is therefore encouraged that waste awareness and training must be implemented to all staff, contractors, and visitors to the site to ensure proper waste management occurs and can be included in the Environmental Awareness Training content.</p> <p>f) The proposed development will promote and attract high traffic density which will result in waste generation and littering by pedestrians in public open space and near the roads that will be accessible to drivers and pedestrians.</p> <p>g) It is recommended that there must be appropriate visible signage to prevent any littering and illegal dumping from occurring on site throughout the entire development stage of the proposed area.</p> <p>h) Any vegetation cleared must be beneficiated as far as possible. Furthermore, all green waste generated from site clearing must be separated and sent to the nearest Municipal composting facility.</p> <p>5. The Directorate reserves the right to revise its initial comments and request further information based on any new information received.</p>	Noted.
Ziyanda Magodla Department of Water and Sanitation	Letter dated 14/02/2024	DRAFT SCOPING REPORT: THE PROPOSED ESTABLISHMENT OF THE MIDDELPOS HOUSING DEVELOPMENT ON PORTION 3 OF FARM KLIPRUG NO. 282, MIDDELPOS, SALDANHA BAY- WESTERN CAPE	Noted.

<p>Environmental Officer Specialised Production Berg-Olifants WMA Bellville-Spectrum Building</p>		<p>Reference is made to the above-mentioned document dated December 2023 with DEA&amp;DP Reference Number: 16/3/3/6/7/2/F4/17/3206/23, prepared by Enviro EAP (Pty) Ltd on behalf of Saldanha Bay Municipality.</p> <p>This Department has perused the submitted documents and has the following comments:</p> <ol style="list-style-type: none"> <li>1. The proposed development is not located within the regulated area of a watercourse as defined in the Government Gazette Notice No. 4167 dated 08 December 2023. Further analysis in terms of Section 22, permissible water use of the National Water Act, 1998 (Act No. 36 of 1998) (NWA) is not applicable.</li> <li>2. This Department has taken note of the confirmation letter dated 21 July 2023 from Engineering and Planning Services- Water and Sanitation: Saldanha Bay Municipality; confirming that there is sufficient spare unallocated bulk water and sewer capacity to service the proposed development.</li> <li>3. Please ensure that all stormwater accumulating around and within the proposed development is properly controlled and managed as stipulated in your stormwater management plan.</li> <li>4. Also note that no abstraction, pumping or storage of both surface and groundwater may occur without authorisation from this Department, unless it is Schedule 1 or Existing Lawful use as described in the NWA.</li> <li>5. No surface, ground or stormwater may be polluted as a result of activities on site. In the event that</li> </ol>	<p>Correct.</p> <p>Noted.</p> <p>Noted. Thanks for confirming that no water use authorization is required.</p> <p>Noted.</p> <p>Noted. Stormwater management plan will form part of the EMP in the Environmental Impact Assessment report, which is the next phase.</p> <p>Noted. No abstraction planned or intended.</p> <p>Noted. Management and mitigation measures will form part of the EMP in the Environmental</p>
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		<p>pollution does occur, this Department must be informed immediately.</p> <p>6. All the requirements of the NWA regarding water use and pollution prevention must be adhered to at all times.</p> <p>7. Please note that this Department reserves the right to amend and/or add to the comments made above in the light of subsequent information received.</p> <p>8. The comments issued shall not be construed as exempting the applicant from compliance with the provisions of any other applicable Act, Ordinance, Regulation or By-law.</p> <p>Please do not hesitate to contact the above office should there be any queries.</p>	<p>Impact Assessment report, which is the next phase. Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
<p>Ismat Adams Land-Use Scientist   Landscape West Conservation Operations</p>	<p>Email dated 20/02/202 4</p>	<p>Good day Herewith CapeNature's comment on this application. Our ref: SSD14/2/6/1/8/4/_3/282-Middelpos_Pre-app DSR</p> <p>1. It is noted that a terrestrial biodiversity and faunal assessment for the residential development will be provided. Regarding the plant sensitivity theme, provide a botanical assessment considering that endangered and critically endangered vegetation types are mapped within the site. CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted. The specialist studies taking these requirements in consideration will be included as specialist studies in the Environmental Impact Assessment report in the next phase of the application process.</p> <p>Noted</p>

**REFERENCE:** 16/B/3/6/7/2/F4/17/3206/23  
**DATE:** 16 November 2023

The Municipal Manager  
Saldanha Bay Municipality  
Private Bag X12  
VREDENBURG  
7380

**Attention: Mr. Heinrich Mettler**

E-mail: [Heinrich.Mettler@sbrm.gov.za](mailto:Heinrich.Mettler@sbrm.gov.za)

Dear Sir

**ACKNOWLEDGEMENT OF RECEIPT AND COMMENT ON THE NOTICE OF INTENT TO SUBMIT AN APPLICATION FOR SCOPING AND ENVIRONMENTAL IMPACT REPORTING ("S&EIR") FOR THE PROPOSED ESTABLISHMENT OF THE MIDDELPOS HOUSING DEVELOPMENT ON PORTION 3 OF FARM KLIPRUG NO. 282, MIDDELPOS, SALDANHA BAY.**

1. The abovementioned document as received by this Department via electronic mail correspondence on 07 November 2023, refers.
2. This letter serves as an acknowledgement of receipt of the aforementioned document by this Department.
3. Following a review of the information submitted to this Department, the following is noted:
  - 3.1 The proposal entails the establishment of the Middelpos housing development on Portion 3 of Farm Kliprug No. 282, Middelpos, Saldanha Bay.
  - 3.2 The proposed development will be undertaken in two phases.
  - 3.3 Phase 1 will consist of approximately 500 erven (11.4ha) inside the urban edge and Phase 2 will consist of approximately 400 erven (13.5ha) outside the urban edge.
  - 3.4 Access will be obtained from Diaz Road.
  - 3.5 The proposed development footprint will be approximately 25ha.
  - 3.6 The proposed site is zoned Agriculture.
4. **Public Participation Process:**
  - 4.1 According to the Project Plan (Appendix I), the pre-application Scoping Report will be made available to interested and affected parties ("I&APs") from middle November 2023 until middle January 2024.
  - 4.2 Your attention is drawn to this Department's Circular 0009/2023: "Protocol for the Administration of EIA, WML and Section 24G Applications during the Festive Period 2023/2024".
  - 4.3 Regulation 3(2) of the Environmental Impact Assessment ("EIA") Regulations, 2014 (as amended), as well as Regulation 1(2) of the National Appeal Regulations, 2014, promulgated in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("NEMA") state that, "the period of 15 December to 5 January must be excluded from the reckoning of days".

- 4.4 Regulation 3(3) of the EIA Regulations, 2014 (as amended) further states that, “Unless justified by exceptional circumstances, as agreed to by the competent authority, the proponent and applicant must refrain from conducting any public participation process during the period of 15 December to 5 January”.
- 4.5 **To ensure compliance with Regulation 3(2), as well as Regulation 3(3) of the EIA Regulations, 2014 (as amended), and to facilitate a transparent Public Participation Process, the Directorate herewith advises you not to conduct Public Participation Processes over the festive period, i.e., during the period Friday, 15 December 2023 to Friday, 05 January 2024.**
- 4.6 **The Directorate does not agree with the proposal to split the public participation period and advises you to commence with the 30-day commenting period on the pre-application Scoping Report on or after 08 January 2024.**
- 4.7 In light of the above, please ensure that a revised Project Plan is submitted to this Directorate for consideration.
- 4.8 It is noted that the public participation will be undertaken in accordance with the requirements of Regulation 41 of the EIA Regulations, 2014 (as amended).
- 4.9 This Department herewith provides the following comments:
- 4.9.1 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](mailto:DEADPEIAAdmin@westerncape.gov.za).
- This new electronic means of working is effective from 01 February 2022 and all general EIA queries, correspondence, applications, non-applications and reports must be e-mailed to the aforementioned email address.
- 4.9.2 Please ensure that where electronic copies cannot be accessed by I&APs, alternative access to copies of the draft Scoping Report are made available.
- 4.10 You are referred to Appendix 2 of the EIA Regulations, 2014 (as amended) for the requirements with respect to the ‘Content of scoping reports’. Please be reminded that the Public Participation Process must fulfil the requirements outlined in Chapter 6 of the EIA Regulations, 2014 (as amended), and must take into account any applicable guidelines published in terms of Section 24J of the NEMA, this Department’s Circular EADP 0028/2014 on the “One Environmental Management System” and the EIA Regulations, 2014 (as amended), as well as any other guidance provided by this Department.
- 4.11 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.
- 4.12 The Directorate may require that a hard copy of the reports also be submitted to the Department but will advise you accordingly. Where I&APs are unable to access

electronic copies of the draft Scoping Report, 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 Scoping Report.

- 4.13 In terms of good environmental practice, you are encouraged to engage with State Departments and other Organs of State in the pre-application phase or 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 Scoping Report available to State Departments as stipulated above.
5. Applicable Listed Activities:
  - 5.1 After considering the information provided in the Notice of Intent, the Department concurs that the proposed development constitutes the following listed activities as defined in terms of the EIA Regulations, 2014, (as amended), namely:
    - 5.1.1 Activities 9, 24 and 28 of Listing Notice 1 of the EIA Regulations, 2014 (as amended).
    - 5.1.2 Activity 15 of Listing Notice 2 of the EIA Regulations, 2014 (as amended).
    - 5.1.3 Activities 4 and 12 of Listing Notice 3 of the EIA Regulations, 2014 (as amended).
  - 5.2 A S&EIR process must be followed in order to apply for Environmental Authorisation. Only those activities applied for shall be considered for authorisation. The onus is on the applicant to ensure that all the applicable listed activities are applied for and assessed as part of the S&EIR process.
6. Screening Tool, Specialist Assessments and Protocols:
  - 6.1 This Directorate notes that a Screening Report (dated 26 July 2023) and confirmation of the relevant specialist studies to be conducted have been provided. A Site Sensitivity Verification Report dated September 2023 has also been provided by the Environmental Assessment Practitioner ("EAP").
  - 6.2 The following specialist assessments were identified in the Screening Report (dated 26 July 2023):
    - 6.2.1 A Landscape/Visual Impact Assessment;
    - 6.2.2 An Archaeological and Cultural Heritage Impact Assessment;
    - 6.2.3 A Palaeontological Impact Assessment;
    - 6.2.4 A Terrestrial Biodiversity Impact Assessment;
    - 6.2.5 An Aquatic Biodiversity Impact Assessment;
    - 6.2.6 A Socio-Economic Impact Assessment;
    - 6.2.7 A Plant Species Assessment; and
    - 6.2.8 An Animal Species Impact Assessment.
  - 6.3 Although the abovementioned specialist assessments were identified in the Screening Report (dated 26 July 2023), it was motivated that the following studies will not be undertaken for the following reasons:
    - 6.3.1 An Agricultural Impact Assessment will not be conducted. Phase 1 of the proposed development will be located within the urban edge. A portion of the site is used for small farming activities and the site was previously ploughed and cultivated. Although the proposed site is zoned Agriculture,

the site is not currently used for agriculture. As such, an Agricultural Impact Assessment/Agricultural Compliance Statement is not warranted.

- 6.3.2 An Archaeological and Cultural Heritage Impact Assessment and a Paleontology Impact Assessment will not be conducted. The proposed site is located within the urban edge and is surrounded by residential developments.

However, the EAP must commission these studies should Heritage Western Cape request for any of these studies to be conducted.

- 6.3.3 An Aquatic Biodiversity Impact Assessment will not be conducted. There are no water features in close proximity to the site. This Directorate concurs that an Aquatic Biodiversity Impact Assessment is not warranted.

6.3.4 Civil Aviation and Defence Themes:

The proposed development will not impact on civil aviation and defence installations. There are no aviation-related facilities or defence installations in close proximity to the site. Furthermore, there is an existing residential development located between the South African National Defense Force base and the proposed site. The development will meet the municipal building standards and requirements in terms of height. This Directorate concurs that a Civil Aviation Impact Assessment or Compliance Statement and a Defence Impact Assessment or Compliance Statement are not warranted.

- 6.3.5 A Socio-Economic Impact Assessment will not be conducted. The socio-economic impacts of the proposed development are considered positive in terms of job creation during the construction phase. As such, a Socio-Economic Impact Assessment is not warranted.

- 6.3.6 A Terrestrial Biodiversity Impact Assessment will be undertaken by Mr. Nicolaas Hanekom.

- 6.3.7 A Plant Species Assessment will be conducted by Mr. Nicolaas Hanekom.

- 6.3.8 An Animal Species Impact Assessment will be conducted by Mr. Nicolaas Hanekom. It is noted that Mr. Hanekom is a SACNASP registered ecologist, however, it is unclear whether he has the necessary expertise in faunal ecology/zoology and whether he has conducted any previous faunal assessments or compliance statements. **Please ensure that confirmation is provided that the specialist has the necessary expertise to ensure compliance with the Protocols for animal species.** Should the specialist not have the necessary expertise, a suitably qualified ecologist would need to be appointed to conduct the Animal Species Impact Assessment.

- 6.3.9 According to the Site Sensitivity Verification Report, a Landscape/Visual Impact Assessment will not be conducted, since the proposed site is located in an urban area. However, the proposed site is located outside an urban area and partially within the urban edge. A more detailed motivation as to why a Visual Impact Assessment will not be undertaken, must be provided.

- 6.3.10 You are further advised that should any of the authorities commenting on the application request any of the specialist studies identified in the Screening Tool and/or additional specialist studies, these will need to be undertaken.
- 6.3.11 Where an assessment protocol is prescribed for one of the environmental themes included in the Protocol (in this instance, animal species, paleontology; civil aviation; defence; and terrestrial biodiversity), the specialist assessment must comply with the Protocol.
- 6.3.12 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 site verification and must comply with Appendix 6 of the EIA Regulations, 2014 (as amended).
7. Please note the following advice pertaining to the Notice of Intent:
- 7.1 Consultation with State Departments/organs of state:  
In terms of Section 24O of the NEMA the competent authority must consult with every State Department that administers a law relating to a matter affecting the environment when the competent authority considers an application for an environmental authorisation.
- 7.2 **Please note that the Western Cape Department of Agriculture and the Department of Agriculture, Land Reform and Rural Development must be added to the list of authorities to be consulted.**
- 7.3 Heritage Resources:
- 7.3.1 It is indicated in the Notice of Intent form, that Section 38(1) of the National Heritage Resources Act, 1999 (Act No. 25 of 1999) is applicable to the proposed development and as such, a Notice of Intent to Develop will be submitted to Heritage Western Cape ("HWC").
- 7.3.2 Please ensure that proof of the submission of the NID to HWC is provided with the application form.
- 7.4 Confirmation of availability of services:  
Since water supply, solid waste removal, electricity supply and effluent discharge services will be provided by the Saldanha Bay Municipality/Eskom, you are requested to provide this office with written proof that the municipality/Eskom has sufficient capacity to provide the necessary services to the proposed development. Confirmation of the availability of services from the service providers must be provided together with the EIA Report.
8. The Department notes that you do not intend to apply for exemption from any of the requirements of the Public Participation Process as stipulated by Regulation 41, from any other provisions contained in the EIA Regulations, 2014 (as amended) or the NEMA. Please note that should you fail to meet a requirement of the EIA Regulations, 2014 (as amended) or the NEMA and if no exemption from that provision was applied for, your application for environmental authorisation may be refused.
9. 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 the Department may grant authorisation for an alternative as if it has been applied for or may grant authorisation in respect of all or part of the activity applied for as specified in Regulation 24 of the EIA Regulations, 2014 (as amended). Alternatives are not limited to activity alternatives, but include layout alternatives, design, activity, operational and technology alternatives.

10. 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.
11. Plan of Study:  
A Plan of Study for EIA, which sets out the approach to the EIA in accordance with Appendix 2 of the EIA Regulations, 2014 (as amended) must be compiled and submitted together with the draft Scoping Report for comment.
12. In terms of 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 development. As such, the need for and desirability of the proposed activity must be considered and reported on in the pre-application Scoping Report. The report must reflect how the strategic context of the site in relation to the broader surrounding area, has been considered in addressing need and desirability.
13. The Scoping and EIA phases of the EIA process are two distinctly separate phases, each having its own requirements and reports to be submitted. The Department will not accept Scoping and EIA Reports where the processes or information of the two phases were combined into a single process or report.
14. In addition to the above, you must clearly show how the proposed development complies with the principles contained in Section 2 of the NEMA and must also show how the proposed development meets the requirements of sustainable development.
15. Climate Change:  
The Scoping/EIA Report must report on the potential impacts on climate change.

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

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. It is prohibited in terms of Section 24F of the NEMA for a person to commence with a listed activity unless the competent authority has granted an environmental authorisation for the undertaking of the activity. A person convicted of an offence in terms of the above is liable for a fine not exceeding R10 million or to imprisonment for a period not exceeding 10 years, or to both such fine and imprisonment.
18. This Department awaits the submission of the pre-application Scoping Report and/or the application form for environmental authorisation.
19. Kindly quote the above-mentioned reference number in any future correspondence in respect of the pre-application.
20. Please note that the pre-application consultation is an advisory process and does not preempt 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 the application.

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

Yours faithfully

**Taryn** Digitally signed  
by Taryn Dreyer  
**Dreyer** Date: 2023.11.16  
14:02:07 +0200'

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

CC: (1) Mr. Nicolaas Hanekom (Enviro EAP (Pty) Ltd.)  
(2) Ms. Nazeema Duarte (Saldanha Bay Municipality)  
(3) Mr. Andre Oosthuizen (DEA&DP: DDF)

E-mail: [nicolaas@enviro-eap.co.za](mailto:nicolaas@enviro-eap.co.za)  
E-mail: [Nazeema.Duarte@sbm.gov.za](mailto:Nazeema.Duarte@sbm.gov.za)  
E-mail: [Andre.Oosthuizen@westerncape.gov.za](mailto:Andre.Oosthuizen@westerncape.gov.za)

**REFERENCE:** 16/3/3/6/7/2/F4/17/3206/23

**DATE:** 16 February 2024

The Municipal Manager  
Saldanha Bay Municipality  
Private Bag X12  
VREDENBURG  
7380

**Attention: Mr. Heinrich Mettler**

E-mail: [Heinrich.Mettler@sbm.gov.za](mailto:Heinrich.Mettler@sbm.gov.za)

Dear Sir

**COMMENT ON THE PRE-APPLICATION SCOPING REPORT FOR THE PROPOSED ESTABLISHMENT OF THE MIDDELPOS HOUSING DEVELOPMENT ON PORTION 3 OF FARM KLIPRUG NO. 282, MIDDELPOS, SALDANHA BAY.**

1. The above-mentioned document as received by this Department via electronic mail correspondence on 18 January 2024, and this Department's acknowledgement of receipt letter dated 22 January 2024, respectively, refer.
2. This Directorate's comments on the pre-application Scoping Report are as follows:
  - 2.1 Planning context:  
In accordance with Regulation 8 of the Environmental Impact Assessment ("EIA") Regulations, 2014 (as amended) and due to the nature of your proposal, this case has been referred to this Department's land use planning section. You will be informed of the relevant advice obtained, as soon as this becomes available.
  - 2.2 Revised project plan:  
A revised Project plan must be submitted with the application form.
  - 2.3 Animal Species Assessment:  
As indicated in the Directorate's comment on the Notice of Intent form, you are hereby reminded to include the proof of experience and registration of Mr. Nicolaas Hanekom as a suitably qualified ecologist in the Animal Species Impact Assessment, in order to ensure compliance with the Protocols for animal species. Should the specialist not have the necessary expertise, a suitably qualified ecologist would need to be appointed to conduct the Animal Species Impact Assessment.
  - 2.4 Curriculum Vitae ("CV") of the Environmental Assessment Practitioner ("EAP"):  
According to page 11 of the pre-application Scoping Report, the CV of the EAP has been attached as Appendix A. Please note that the required CV is not attached. Furthermore, Appendix A is the Locality Map. Please ensure that the EAP's CV is appended to the draft Scoping Report and referenced correctly in the Scoping Report.

- 2.5 Since Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999) is triggered by the proposed development, a Notice of Intent to Develop ("NID") must be submitted to Heritage Western Cape, as a matter of urgency. Proof of submission of the NID, must be included in the application form. It is advised that the application form for environmental authorisation is only submitted to the Department, after Heritage Western Cape provides their comment on the NID in order to prevent any potential delays. Therefore, please attach proof of the submission of the NID along with Heritage Western Cape's response, with your application form.
- 2.6 National Water Act, 1998 (Act No. 36 of 1998) requirements:  
The pre-application Scoping Report does not indicate whether an approval may be required from the Department of Water and Sanitation ("DWS"). You are herewith advised to consult with the DWS soonest, to determine whether any approval is required in terms of the National Water Act, 1998 (Act No. 36 of 1998). Proof of submission of any required application to DWS, must be included in the application form for environmental authorisation and future reports.
- 2.7 Public Participation Process:
- 2.7.1. The notification to interested and affected parties ("I&APs") regarding the commenting period on the pre-application Scoping Report, indicates the commenting period from 18 January 2024 to 16 February 2024. Please be advised that the commenting period is incorrect and in fact concludes on 19 February 2024. Please notify I&APs of the correct commenting period and ensure the commenting period is correctly referenced in the public participation report.
- 2.7.1.1. Your attention is drawn to Regulation 3(1) of the EIA Regulations, 2014 (as amended) a, which states:
- "Subject to subregulations (2) and (3), when a period of days must in terms of these Regulations be reckoned from or after a particular day, that period must be reckoned as from the start of the day following that particular day to the end of the last day of the period, but if the last day of the period falls on a Saturday, Sunday or public holiday, that period must be extended to the end of the next day which is not a Saturday, Sunday or public holiday."*
- 2.7.1.2. This is further confirmed on page 4 (definitions) of the Department's Guideline on Public Participation dated March 2013, as follows.
- "Days" means calendar days.*
- Note: When a period of days must in terms of these Regulations be reckoned from or after a particular day, that period must be reckoned as from the start of the day following that particular day to the end of the last day of the period, but if the last day of the period falls on a Saturday, Sunday or public holiday, that period must be extended to the end of the next day which is not a Saturday, Sunday or public holiday. The period of 15 December to 2 January must be excluded in the reckoning of days. Where a timeframe is affected by the 15 December to 2 January period, the timeframe must be extended by the number of days falling*

*within the 15 December to 2 January period. Where a timeframe is affected by one or more public holidays, the timeframe must be extended by the number of public holiday days falling within that timeframe.*

- 2.7.2. You are required to submit proof of the Public Participation Process being conducted for the pre-application Scoping Report. This will include (but is not limited to):
- Proof that notices were placed on site;
  - Proof that an advertisement was placed in the “Weslander” newspaper;
  - Proof that the occupiers of the site (where applicable); the adjacent landowners; the municipal ward councillor; the local and district municipality; organs of state and relevant State Departments were notified;
  - Proof that the pre-application Scoping Report was made available to registered I&APs;
  - A Comments and Responses Report, including the comments received on the pre-application Scoping Report and the responses thereto;
  - A complete list of registered I&APs; and
  - All comments received from I&APs.
3. Please note that it is prohibited in terms of Section 24F of the National Environmental Management Act, 1998 (Act No. 107 of 1998) for a person to commence with a listed activity unless the competent authority has granted an environmental authorisation for the undertaking of the activity. A person convicted in terms of this prohibition is liable to a fine not exceeding R10 million or imprisonment for a period not exceeding ten years, or to both such fine and imprisonment.
4. Kindly quote the abovementioned reference number in any future correspondence in respect of this pre-application.

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

Yours faithfully

**Taryn Dreyer**  
Digitally signed  
by Taryn Dreyer  
Date: 2024.02.15  
16:03:58 +02'00'

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

CC: (1) Mr. Nicolaas Hanekom (Enviro EAP (Pty) Ltd.)  
(2) Ms. Nazeema Duarte (Saldanha Bay Municipality)  
(3) Mr. Andre Oosthuizen (DEA&DP: DDF)

E-mail: [nicolaas@enviro-eap.co.za](mailto:nicolaas@enviro-eap.co.za)  
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For attention: Mr Nicolaas Hanekom

**COMMENT ON: PRE-APPLICATION DRAFT SCOPING REPORT IN SUPPORT OF AN ENVIRONMENTAL AUTHORIZATION FOR THE PROPOSED ESTABLISHMENT OF THE MIDDELPOS HOUSING DEVELOPMENT ON PORTION 3 OF FARM KLIPRUG NO. 282, MIDDELPOS, SALDANHA BAY. (REF. NO. 16/3/3/6/7/2/F4/17/3206/23).**

1. The Directorate: Waste Management (D: WM) acknowledges receipt of the Draft SR on the 17 January 2024 for the proposed development, and has the following comments:
2. I acknowledge the statement 'Saldanha Bay Municipality confirmed that there will be sufficient airspace for solid waste and sewerage capacity for the Development as confirmation indicated on pg. 50, under Sanitation.
3. It is recommended that the applicant should engage with the Saldanha Bay municipality to ensure that the existing separation at source system is extended to this community once the development becomes operational. All prospective homeowners must be made aware of the negative impacts of litter on the adjacent coastal zone and the need to participate in the separation at source initiative while also ensuring the prevention of litter from entering the environment. A brochure conscientizing prospective homeowners on waste management must be prepared by the owner/ developer.
4. Furthermore, it is recommended that the following aspects, among others, be taken into consideration during the various stages of the proposed development:
  - a) Implementation of a solid waste management hierarchy – taking the most environmentally friendly steps to avoid resorting to dumping or disposing of waste to landfill.
  - b) Stakeholder engagement – it is important that relationships are established with residents, interest groups and the local communities to gain support in implementing a successful waste management programme. In addition, promoting awareness and education is a key aspect of waste management as this may increase participation in waste management initiatives, and

awareness raising programmes can be implemented, inter alia, through door-to-door visits, waste management activities with stakeholders, and community clean-up events and initiatives.

- c) Waste Characterisation – to provide local authorities and decision-makers with an improved understanding of the waste stream that will be generated to make informed decisions surrounding waste management, as this is a large-scale community development, surrounded by existing settlements, and it is vital that decision-makers are adequately informed in addressing the needs and issues surrounding waste management.
  - d) Measures for Waste Separation throughout the collection process – the separation of waste before or during collection can lead to increased efficiency and a reduction in labour costs, as this can reduce the labour and infrastructure costs required to separate mixed waste.
  - e) Awareness raising is important in minimising waste. It is therefore encouraged that waste awareness and training must be implemented to all staff, contractors, and visitors to the site to ensure proper waste management occurs and can be included in the Environmental Awareness Training content.
  - f) The proposed development will promote and attract high traffic density which will result in waste generation and littering by pedestrians in public open space and near the roads that will be accessible to drivers and pedestrians.
  - g) It is recommended that there must be appropriate visible signage to prevent any littering and illegal dumping from occurring on site throughout the entire development stage of the proposed area.
  - h) Any vegetation cleared must be beneficiated as far as possible. Furthermore, all green waste generated from site clearing must be separated and sent to the nearest Municipal composting facility.
5. The Directorate reserves the right to revise its initial comments and request further information based on any new information received.

Yours faithfully

**Belinda  
Langenhoven**

 Digitally signed by Belinda  
Langenhoven  
Date: 2024.02.07 11:02:59 +02'00'

**BELINDA LANGENHOVEN  
DEPUTY DIRECTOR: WASTE POLICY & MINIMISATION  
DATE:**



## water & sanitation

Department:  
Water and Sanitation  
REPUBLIC OF SOUTH AFRICA

### WESTERN CAPE REGION

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

Enquiries : Z. Magodla  
Tel No : (021) 941 6124  
Email : [magodlaz@dws.gov.za](mailto:magodlaz@dws.gov.za)  
Reference : 16/27/G10M/A/8

**Attention:** Nicolaas Hanekom

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

Dear Sir

**DRAFT SCOPING REPORT: THE PROPOSED ESTABLISHMENT OF THE MIDDELPOS HOUSING DEVELOPMENT ON PORTION 3 OF FARM KLIPRUG NO. 282, MIDDELPOS, SALDANHA BAY- WESTERN CAPE**

Reference is made to the above-mentioned document dated December 2023 with DEA&DP Reference Number: 16/3/3/6/7/2/F4/17/3206/23, prepared by Enviro EAP (Pty) Ltd on behalf of Saldanha Bay Municipality.

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

1. The proposed development is not located within the regulated area of a watercourse as defined in the Government Gazette Notice No. 4167 dated 08 December 2023. Further analysis in terms of Section 22, permissible water use of the National Water Act, 1998 (Act No. 36 of 1998) (NWA) is not applicable.
2. This Department has taken note of the confirmation letter dated 21 July 2023 from Engineering and Planning Services- Water and Sanitation: Saldanha Bay Municipality; confirming that there is sufficient spare unallocated bulk water and sewer capacity to service the proposed development.
3. Please ensure that all stormwater accumulating around and within the proposed development is properly controlled and managed as stipulated in your stormwater management plan.
4. Also note that no abstraction, pumping or storage of both surface and groundwater may occur without authorisation from this Department, unless it is Schedule 1 or Existing Lawful use as described in the NWA.
5. No surface, ground or stormwater may be polluted as a result of activities on site. In the event that pollution does occur, this Department must be informed immediately.



**NATIONAL DEVELOPMENT PLAN**  
*Our Future - make it work*



## water & sanitation

Department:  
Water and Sanitation  
REPUBLIC OF SOUTH AFRICA

6. All the requirements of the NWA regarding water use and pollution prevention must be adhered to at all times.
7. Please note that this Department reserves the right to amend and/or add to the comments made above in the light of subsequent information received.
8. The comments issued shall not be construed as exempting the applicant from compliance with the provisions of any other applicable Act, Ordinance, Regulation or By-law.

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

Sincerely,

**PROVINCIAL HEAD:**

**Signed by:**

**Designation:**

**Date:**

**WESTERN CAPE**

**Nelisa Ndobeni**

**Control Environmental Officer**

**14 February 2024**



**NATIONAL DEVELOPMENT PLAN**  
*Our Future - make it work*

RE: PRE-APPLICATION DRAFT SCOPING REPORT FOR 30 DAYS COMMENT. DEA&DP: REF. NO. 16/3/3/6/7/2/F4/17/3206/23 in support of an ENVIRONMENTAL AUTHORIZATION for THE PROPOSED ESTABLISHMENT OF THE MIDDLEPOS HOUSING DEVELOPMENT ON PORTION 3 OF...

File Message Help ESET

Ignore Delete Archive Reply Reply All Forward More - Meeting Share to Teams All Apps Revises - Draft L... To Manager Team Email Done Reply & Delete Create New Move Send to OneNote Assign Policy Mark Categorize Follow Up Find Related Select - Editing Read Aloud Immersive Reader Translate Zoom Viva Insights

RE: PRE-APPLICATION DRAFT SCOPING REPORT FOR 30 DAYS COMMENT. DEA&DP: REF. NO. 16/3/3/6/7/2/F4/17/3206/23 in support of an ENVIRONMENTAL AUTHORIZATION for THE PROPOSED ESTABLISHMENT OF THE...

Ismat Adams <iadams@capenature.co.za>  
To: Nicolas Hanekom  
Cc: Yvonne Walters; Marius Wheadler  
Follow up: Start by Thursday, 22 February 2024. Due by Thursday, 22 February 2024.

Start your reply all with: [Thank you](#), [Thank you very much for your response](#), [Received, thank you](#), [Feedback](#)

Good day

Herewith CapeNature's comment on this application.


Our ref: SSO14/2/6/1/8/4\_3/282-Middelpos\_Pre-app DSR

1. It is noted that a terrestrial biodiversity and faunal assessment for the residential development will be provided. Regarding the plant sensitivity theme, provide a botanical assessment considering that endangered and critically endangered vegetation types are mapped within the site.

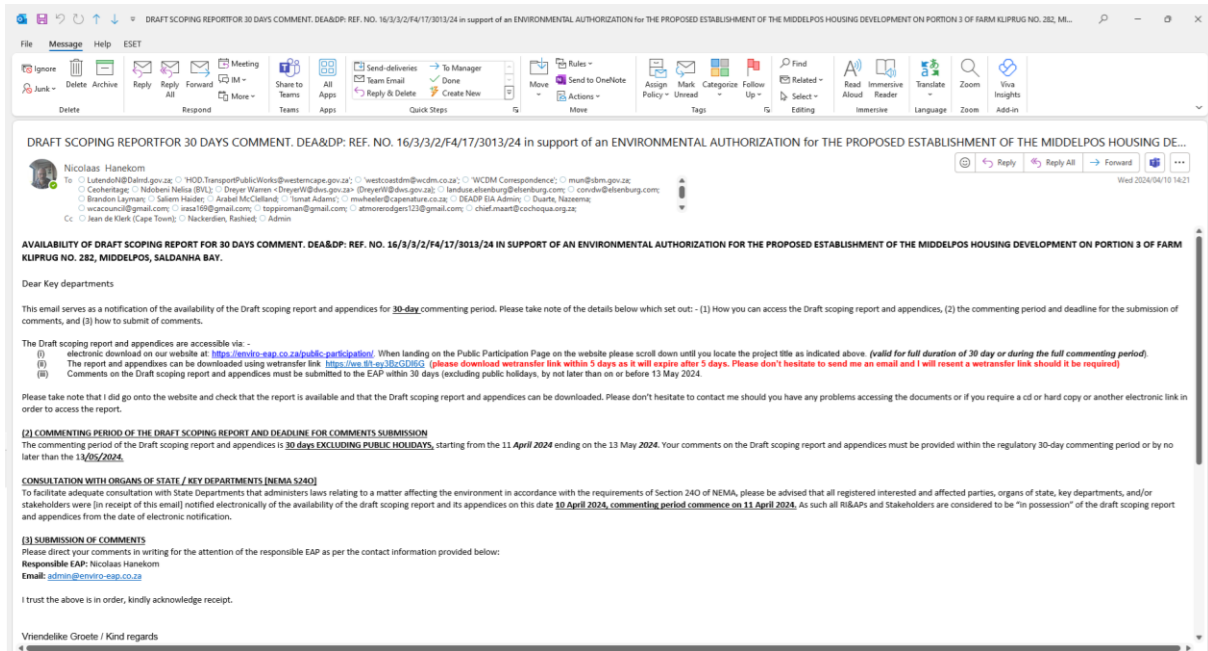
CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.

Kind regards,

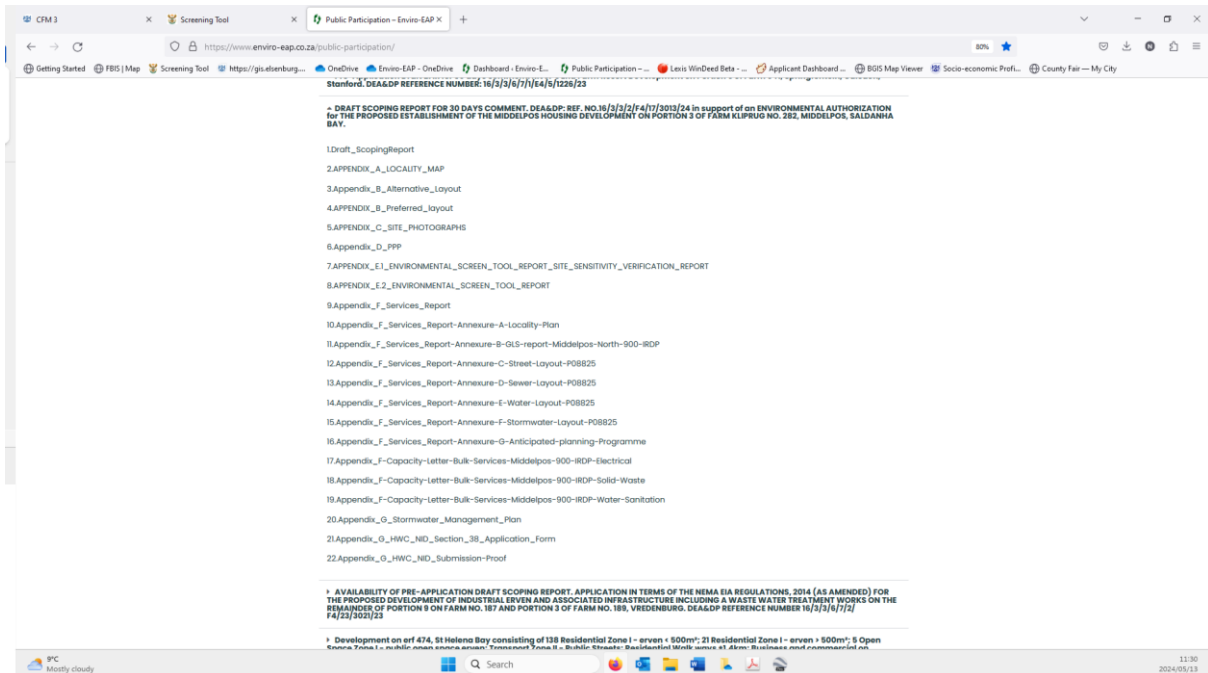
**Ismat Adams**  
Land Use Scientist | Landscape West  
Conservation Operations  
t: 087 087 3188



# Proof of sending Draft Scoping report for comment on 10 April 2024



# Proof of draft scoping report on Enviro-EAP website for download and comment.



**TABLE 4: COMMENTS AND RESPONSE (DRAFT SCOPING REPORT)**

STAKEHOLDER/ IAP	DATE	COMMENT	RESPONSE
Department of Environmental Affairs and Development Planning Rondine Isaacs Directorate: Development Management, Region 1	LETTER DATED 15/04/2024	<p>ACKNOWLEDGEMENT OF RECEIPT OF THE DRAFT SCOPING REPORT FOR THE PROPOSED ESTABLISHMENT OF THE MIDDELPOS HOUSING DEVELOPMENT ON PORTION 3 OF FARM KLIPRUG NO. 282, MIDDELPOS, SALDANHA BAY.</p> <p>1. The draft Scoping Report as received by this Department via electronic mail correspondence on 10 April 2024, refers.</p> <p>2. This letter serves as an acknowledgement of receipt of the aforementioned document by this Directorate.</p> <p>3. This Directorate will provide comment on the draft Scoping Report within the prescribed commenting period and advise you accordingly.</p> <p>4. Please note it is prohibited in terms of Section 24F of the National Environmental Management Act, 1998 (Act No. 107 of 1998) for a person to commence with a listed activity unless the competent authority has granted an environmental authorisation for the undertaking of the activity. A person convicted in terms of this prohibition is liable to a fine not exceeding R10 million or imprisonment for a period not exceeding ten years, or to both such fine and imprisonment.</p> <p>5. Kindly quote the abovementioned reference number in any future correspondence regarding the application.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>

<p>Department of Environmental Affairs and Development Planning Rondine Isaacs Directorate: Development Management, Region 1</p>	<p>LETTER DATED 9/05/2024</p>	<p>COMMENT ON THE DRAFT SCOPING REPORT FOR THE PROPOSED ESTABLISHMENT OF THE MIDDELPOS HOUSING DEVELOPMENT ON PORTION 3 OF FARM KLIPRUG NO. 282, MIDDELPOS, SALDANHA BAY.</p> <p>1. The draft Scoping Report as received by this Department via electronic mail correspondence on 10 April 2024, and this Department's acknowledgement of receipt letter dated 15 April 2024, respectively, refer.</p> <p>2. This Directorate has considered the draft Scoping Report and has the following comments:</p> <p>2.1. Heritage requirements:</p> <p>2.1.1. It is noted that a Notice of Intent to Develop has been submitted to Heritage Western Cape. Therefore, please attach Heritage Western Cape's response with the final Scoping Report/draft Environmental Impact Assessment ("EIA") Report.</p> <p>2.1.2. Please note that should Heritage Western Cape request any new assessments to be undertaken, this must be done and the Plan of Study for EIA will need to be updated accordingly.</p> <p>2.2. Need and Desirability:</p> <p>2.2.1. The Scoping Report must demonstrate how the proposed development is aligned with the Environmental Management Framework for the Greater Saldanha Bay Area.</p> <p>2.2.2. As per this Directorate's correspondence dated 11 March 2024, it is noted on Figure 6.1.9 of the Municipal Spatial Development Framework ("SDF") (page 39), the area where the proposed Phase 2 area is proposed, has a Core 1b</p>	<p>Noted.</p> <p>Noted.</p> <p>Still await HWC response. Will be forward as soon as received. Also, the HWC response will first be awaited to determine if any heritage studies is required and then should it be required, it will be included in the draft EIR for comment.</p> <p>Noted.</p> <p>Noted. The necessary offset report will form part of the EIR report. Saldanha Bay Municipality must have a meeting with CapeNature, and should an offset be required, then this will form part of the EIR report.</p>
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		<p>demarcation and states that these areas must be conserved as “receiving offset areas”. Clarification must be provided by the Saldana Bay Municipality regarding the Core 1b demarcation in the area where Phase 2 is proposed. Although the information on page 24 indicates the development is not in conflict with the SDF, the necessary offset must be finalised as part of the EIA application, in order to offset the loss of indigenous vegetation in this area.</p> <p>Furthermore, this aspect must be taken into account as part of the investigation of alternatives.</p> <p>2.3. General:</p> <p>2.3.1. Please amend the word “read” in the last paragraph in Section 3.1 on page 44 to reflect road reserve.</p> <p>2.3.2. In addition, the word “mew” in the last paragraph on page 51 must be amended to reflect new roads.</p> <p>2.4. Public Participation:</p> <p>2.4.1. You are required to submit proof of the Public Participation Process being conducted for the draft Scoping Report. This will include (but is not limited to):</p> <ul style="list-style-type: none"> <li>• Proof that the draft Scoping Report was placed on the website of Enviro-EAP (Pty) Ltd.;</li> <li>• Proof that the draft Scoping Report was made available to registered interested and affected parties (“I&amp;APs”);</li> <li>• All comments received from I&amp;APs;</li> </ul>	<p>Noted. Will be taken in account as part of alternatives in the EIR report.</p> <p>Noted. Apologies. Final scoping report corrected.</p> <p>Noted. Apologies. Final scoping report corrected.</p> <p>Noted. Please refer to this report for proof.</p> <p>Noted. Please refer to this report for proof.</p>
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		<ul style="list-style-type: none"> <li>• A Comments and Responses Report, indicating all the comments received from I&amp;APs on the draft Scoping Report and the responses thereto; and</li> <li>• A complete list of registered I&amp;APs.</li> </ul> <p>3. In accordance with Regulation 21(1) of the EIA Regulations, 2014 (as amended) the final Scoping Report must be submitted to this Department within a period of 44 days of receipt of the application by the Department, i.e., the final Scoping Report must be submitted on or before 14 May 2024.</p> <p>4. Please note that the activity may not commence prior to an environmental authorisation being granted by the Department. It is prohibited in terms of Section 24F of the National Environmental Management Act, 1998 (Act No. 107 of 1998) for a person to commence with a listed activity unless the competent authority has granted an environmental authorisation for the undertaking of the activity. A person convicted in terms of this prohibition is liable to a fine not exceeding R10 million or imprisonment for a period not exceeding ten years, or to both such fine and imprisonment.</p> <p>5. Kindly quote the abovementioned reference number in any future correspondence regarding the application.</p> <p>This Directorate reserves the right to revise or withdraw comments or request further information based on any information received.</p>	<p>Noted. Please refer to this report for comments received and responses.</p> <p>Noted. Please refer to this report for proof.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
Tribal Council of the Aikonese sub-tribe of the Cochoqua	Letter dated 13 May 2024	<p><b>OBJECTION: MIDDELPOS HOUSING DEVELOPMENT REF NO. 16/3/3/2/F4/17/3013/24</b></p> <p>We, the Tribal Council of the Aikonese sub-tribe of the Cochoqua strongly object to the rezoning and</p>	Objections are noted.

Chief Maart		<p>the proposed housing development on PORTION 3 OF FARM KLIPRUG NO. 282. We base our objection on the following premises:</p> <ol style="list-style-type: none"> <li>1. Alienation of land that was the original or first habitat of the indigenous Cochoqua Khoi</li> <li>2. Threat to the Cochoqua's Conservation Project in collaboration with the West Coast National Park that aims to preserve and rehabilitate the unique Saldanha Peninsula bioregion.</li> </ol> <p>A. ALIENATION OF LAND</p> <ol style="list-style-type: none"> <li>1. Due to the disturbed nature of sites in the portion of land that is earmarked for the housing development, that can be attributed to the early phases of colonial farm settlement it is difficult to identify archaeological sites of significance. However, it is confirmed and evident from: <ul style="list-style-type: none"> <li>• the middens and graves that was discovered in close proximity of the proposed development site; and</li> <li>• the probability that is always mentioned in EIAs for housing developments in the proposed area, that unmarked Khoisan remains may be exposed or intercepted during excavations for building foundations, and services, where burials have been previously encountered.</li> </ul> </li> </ol> <p>that the endemic Cochoqua Khoekhoe had original or first habitat of this area, and therefor this site</p>	<p>Noted.</p> <p>Noted. We await comment from Heritage Western Cape in terms of the heritage value of the area and if a heritage impact assessment is required. However, it is recommended that a heritage impact assessment to assess the comments from Tribal Council of the Aikonese sub-tribe of the Cochoqua be assessed.</p> <p>Correct. Site is disturbed and vegetation structure in poor quality.</p> <p>Noted that middens and graves were discovered in close proximity to the site.</p> <p>Noted. Correct. It is a mitigation measure put into the EMP to protect unmarked Khoisan remains may be exposed or intercepted during excavations for building foundations, and services, where burials have been previously encountered.</p> <p>Noted that the endemic Cochoqua Khoekhoe had original or first habitat of this area.</p>
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	<p>deserves a high rating in terms of heritage significance and archaeological impact and should rather be declared a protected area.</p> <p>2. It is our opinion that increased marginalisation, poverty and inequality are already threatening the livelihood of the First Nation Khoisan communities and will soon become critical if real opportunities for spatial and socio-economic integration are not forthcoming.</p> <p>3. We find the expansion of non-indigenous residential development projects into traditional living space of the Khoekhoe areas appallingly offensive, disrespectful, and insensitive to both,</p> <p>a) the history of dispossession and humiliation experienced by the original inhabitants of this area during and after colonialism,</p> <p>b) as well the resurgence of the Khoisan to reclaim and restore their heritage, access to land and cultural assets.</p> <p>4. As far as housing developments is concerned it seems like if the Saldanha Bay Municipal Council and the Western Cape Provincial Government is giving preference to people from other provinces at the cost of thousands of indigenous backyard dwellers from Khoisan descent and is not connected to the realities of the local dynamics and history of and hurt that was caused by the dispossession of the Khoi and San during the colonial era, an era that was the outcome of multiple complex processes in a long historical trajectory of dispossession, the methods of which included outright coercive force, treaties, cattle theft, forced sales and abandonment</p>	<p>Noted. Will be assessed in EIR phase report.</p> <p>Noted.</p> <p>Noted. Please take note that the Environmental Authorization process is to obtain Environmental Authorization to develop. The beneficiaries of the housing opportunities are a municipal function.</p>
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		<p>and alienation of our traditional grazing land and kraals where we lived while the colonialists made sure that they destroy all forms of social organisation, institutions of leadership to induce us into servitude as servants and farm labourers. The rezoning of public land to benefit non-indigenous peoples is not fair because this is land that really belongs to the marginalized impoverished first nation, and that land should have benefited them to move back onto land that historically belong to them, and we consider this development as insult to our ancestors whose bones are buried in this land.</p> <p>5. We are saddened by the decision of this council to perpetuate the systematic displacement of the Khoekhoe from their traditional habitats and livelihoods and are pushed back to barren and marginal fields within local economies to be reduced from owner -gatherers to wage earners or encroachers, and that with no effort or prospect of rehabilitation. With the burgeoning volume of Khoi and San revivalist movements in recent years, a queer belief is gaining strong currency among the Khoi and San people. This belief holds that the Western Cape government is taking all initiatives to ameliorate the socio-economic plight of our tribal populace. Therefore, the Youth of the Aikonese Cochoqua Tribe is adamant that they are going to start claiming all sites with a heritage footprint of the Khoi since they deem such a step as necessary to reclaim and restore our cultural heritage and its assets. (Annex 1)</p>	<p>Noted. Will be assessed in EIR phase report.</p>
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		<p>6. We rather want to urge the SBM local government to come up with an affirmative plan based on restorative justice in terms of the Spatial Integration goals of national government that make restitution or reparation and rather accept a proposal by this Tribal Council that aims to re-establish Khoekhoe villages (kraal-establishments) to blend in and be integrated into the post-colonial developments that are already established at Jacobsbaai etc. Because of its proximity to the Swartriet Nature Reserve the farm Kliprug and its subdivisions have been identified by the Tribal Council as the ideal site for accommodating a Khoisan Cultural Village.</p> <p>7. The proximity of Gonnemanskraal is the other motivation for this location for our kraal-establishment idea. We have reason to believe that Gonnemanskraal has been one of Gonnema's 17 kraals (Gonnema is the renowned Paramount Chief of the Cochoqua that fought in the 17th century against colonial imperialism).</p> <p>8. The lack of consultation with the Khoi Tribal Council about the alienation of this land is perceived to be offensive and disrespectful by the Aikonese Tribal Women's Movement and as indigenous women representing the Khoisan they are strongly opposed to any means of housing development on this land and demand that proper dialogue and negotiations be done with the Aikonese Cochoqua Tribal Council to preserve this land. (Annex 2)</p>	<p>Noted. Will be assessed in EIR phase report. Take note that this assessment is applicable to this site and not the bigger areas. If a Khoekhoe villages establishment is required outside this development footprint assess, then a separate Environmental Impact Assessment Process will be required.</p> <p>Noted. Proposed location of such village.</p> <p>Noted. Please take note that the council was included in the EIR process and did receive the reports for comment. Will be assessed in EIR phase report.</p>
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		<p><b>B. THREAT TO COCHOQUA'S CONSERVATION PROJECT</b></p> <p>The bigger Kliprug farm and the adjacent areas is a major national and global conservation priority, since a significant number of threatened plant species are unlikely to be found anywhere else in the country and thus in the world.</p> <p>We therefore have approached the West Coast National Park to lobby through Department Fisheries, Forestry and Environment (DFFE) with the Department Public Works, the West Coast District and Saldanha Bay Municipality to demarcate and rezone the area outlined in yellow in Figure 1 below for the establishment of the Cochoqua Cultural Heritage and Conservation Park.</p> <p>It is thus very disturbing that the Municipality arbitrarily and without consultation embark on housing development plans that can harm the sustainability of the environment before we could propose to them.</p> <p>This catalytic conservation project aims to:</p> <p>a) Establish a Khoisan Cultural Village that will offer a unique, meaningful experiential, immersive cultural tourism experience. The idea is to replicate the Golden Gate Basoto Cultural Village Concept that are drawing thousands of tourists and is growing in popularity internationally on an annual basis with spill over benefits to local tourism establishments and operators. This area in figure 1 is rich in historical, Khoisan cultural, archaeological, and paleontological resources.</p>	<p>Noted. Correct. Outside the proposed development area.</p> <p>Noted. It is noted that the proposed development area is located inside the yellow marked area.</p> <p>Noted. Please take note that the council was included in the EIR process and did receive the reports for comment. Will be assessed in EIR phase report.</p> <p>Noted.</p>
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	<p>b) Preserve and rehabilitate the unique Saldanha Peninsula bioregion.</p> <p>i. The site lies within what may be termed the Saldanha Peninsula bioregion. This bioregion has a distinct flora and fauna, and a particularly high number of locally and regionally endemic plant species, as well as plant Species of Conservation Concern (SCC) (Helme &amp; Koopman 2007).</p> <p>ii. The proposed area lies within the Fynbos biome and the Core Cape Floristic Region (CFR). The latest data from the Red Data Book listing process undertaken for South Africa is that 67% of the rare or threatened plant species in the country occur only in the southwestern Cape, and these total over 1 800 species (Raimondo et al. – 2009). It should thus be clear that the southwestern Cape is a major national and global conservation priority and is quite unlike anywhere else in the country in terms of the number of threatened plant species.</p> <p>iii. The proposed site covers a large area of Saldanha Flats Strandveld that is regarded as endangered on a national basis (Rouget et al. 2004; DEA 2011).</p> <p>iv. Saldanha Granite Strandveld is listed as an Endangered vegetation type (DEA 2011), and the coastal form in the area between Jacobsbaai and Danger Bay supports an unusual assemblage of species that does not occur elsewhere.</p> <p>v. Two faunal SCC have been recorded from the proposed site area (Rose's Rainfrog (<i>Breviceps rosei</i>), – SW coastal endemic, and Black Girdled Lizard (<i>Cordylus niger</i>) – Near Threatened), and a</p>	<p>Noted.</p> <p>Noted. Correct. Impact on flora (plants) and fauna (animals) will be assessed in the EIR phase.</p> <p>Take note that the plant Species of Conservation Concern (SCC) were not located on the development site, but agree that they will be present in the bigger area.</p>
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		<p>further six reptile SCC may occur (probably in low numbers) - the study was conducted by Mr Nick Helme of Nick Helme Botanical Surveys.</p> <p>vi. He further identified large terrestrial birds (e.g. Blue Crane, Ludwig's Bustard), commuting wetland birds (e.g. flamingo spp., waterfowl, shorebirds), and birds of prey (e.g. Martial Eagle Polemaetus bellicosus, Verreaux's Eagle Aquila verreauxii, Jackal Buzzard Buteo rufofuscus, Black Harrier, African Marsh Harrier Circus ranivorus, Peregrine Falcon Falco peregrinus, Lanner Falcon Falco biarmicus and Cape Eagle-Owl Bubo capensis) that are also prevalent in this area.</p> <p>Tribal Greetings,</p>	
CapeNature	Letter dated 16 May 2024	<p>RE: DSR - THE PROPOSED ESTABLISHMENT OF THE MIDDELPOS HOUSING DEVELOPMENT ON PORTION 3 OF FARM KLIPRUG NO. 282, MIDDELPOS, SALDANHA BAY DEA&amp;DP Ref: 16/3/3/2/F4/17/3013/24</p> <p>Herewith CapeNature's comment on this application.</p> <p>1. Note that the development site has been identified as a priority area for conservation as per the WCPAES. The WWF is the lead implementer for the priority area and it is strongly recommended that Mr Jan Coetzee of the WWF be consulted in regarding this development project.</p> <p>2. Considering the endangered vegetation type on site, a botanical assessment should be conducted. The assessment should provide the following (among others as required by the protocols):</p> <p>-Indication of site scale botanical sensitivity</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted. Draft EIR will be sent to <a href="mailto:jcoetzee@wwf.org.za">jcoetzee@wwf.org.za</a> for comment.</p> <p>A plant species compliance statement in terms of the protocols were conducted since no species of conservation concern were recorded on site. However, a terrestrial biodiversity assessment was conducted o</p>

		<ul style="list-style-type: none"> <li>- Indication of locality of remaining vegetation based on level of intactness and degradation</li> <li>- Locality of botanical species of conservation</li> <li>- Rehabilitation potential of degraded areas</li> <li>- Indication of connectivity.</li> </ul> <p>2.1 Note that impacts to semi-intact to intact and in certain cases degraded areas may require a biodiversity offset to compensate for residual impacts.</p> <p>3. The faunal assessment should provide an indication of habitat units within the site, and SEI per habitat unit based on faunal species likely to use the habitat unit. The faunal assessment should also include an indication of the likelihood of occurrence of faunal species of conservation concern including avifauna.</p> <p>4. The implications of the development on the offset receiving area of the SSOS need to be addressed. CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.</p>	<p>assess the impacts on the threatened and protected vegetation types. Was included in Terrestrial Biodiversity Assessment.</p> <p>Noted.</p> <p>Noted. Please refer to animal species impact assessment for more details.</p> <p>Noted. Please refer to terrestrial Biodiversity Assessment for more details on impacts on SOSS. According to maps, but that is high level and difficult to determine, this area is just outside the SOSS (Peninsula Consolidation offset receiving area) and the mapped area is just to the north and west of the site, which is agreed with and should be conserved.</p>
Department of Environmental Affairs and Development Planning Rondine Isaacs Directorate: Development	Letter dated 1 July 2024	ACCEPTANCE OF THE SCOPING REPORT AND PLAN OF STUDY FOR ENVIRONMENTAL IMPACT ASSESSMENT (“EIA”) FOR THE PROPOSED ESTABLISHMENT OF THE MIDDELPOS HOUSING DEVELOPMENT ON PORTION 3 OF FARM KLIPRUG NO. 282, MIDDELPOS, SALDANHA BAY.	<p>Noted.</p> <p>Noted.</p>

<p>Management, Region 1</p>		<p>1. The Final Scoping Report as received by this Department via electronic mail correspondence on 14 May 2024, this Department's acknowledgement of receipt letter dated 17 May 2024, and the updated Scoping Report and Plan of Study for EIA as received by this Directorate via electronic mail correspondence on 1 July 2024, refer.</p> <p>2. This letter serves to inform you that the Scoping Report and Plan of Study for EIA have been accepted by the Department with the following conditions:</p> <p>2.1. Plan of Study for EIA:</p> <p>2.1.1. According to the Saldanha Bay Municipal Spatial Development Framework ("MSDF"), the area where the proposed Phase 2 area is proposed, has a Core 1b demarcation and states that these areas must be conserved as "receiving offset areas".</p> <p>2.1.1.1. Although the final Scoping Report indicates that the proposed development is not in conflict with the MSDF, the Comments and Responses Report indicates that should an offset be required, this will form part of the draft EIA Report.</p> <p>2.1.1.2. Therefore, should an offset be required, an Offset Specialist Report must be compiled by a suitably qualified specialist and the Plan of Study for EIA must be amended, if applicable.</p> <p>3. You are hereby advised to proceed with the tasks contemplated in the Plan of Study for EIA, including the Public Participation Process of 30 days.</p> <p>4. The EIA Report must contain all the information outlined in Appendix 3 of the EIA Regulations, 2014</p>	<p>Noted.</p> <p>Noted. The SDF indicate the area with a note that investigate small farmers to be moved to Hopefield. Also green on SDF as a result of the CBA's mapped on the site.</p> <p>Noted. If this is required, then an offset report will be drafted for comment.</p> <p>Noted. At this stage it was not anticipated, but comments on the draft EIR may require this.</p> <p>Noted. Please refer to this report for details that will be include after the draft was send for 30 days comment for more detail and proof.</p> <p>Noted. Please refer to the EIR for more detail.</p>
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	<p>(as amended) and must be accompanied by an Environmental Management Programme (“EMPr”).</p> <p>5. The EMPr must contain all the information set out in Appendix 4 of the EIA Regulations, 2014 (as amended) and must address the potential environmental impacts of the activity on the environment throughout the project life cycle, i.e., the EMPr must address impacts in respect of the planning and design, pre-construction and construction activities, operation of the activity, rehabilitation of the environment and closure/decommissioning (if applicable).</p> <p>6. The EAP must record and respond to all comments received. The comments and responses must be captured in a Comments and Responses Report.</p> <p>7. Kindly ensure that all the information as indicated in the Comments and Responses Report in response to comments raised by interested and affected parties are included in the draft EIA Report.</p> <p>8. The Department awaits the submission of the final EIA Report. In accordance with Regulation 23(1) of the EIA Regulations, 2014 (as amended) the EIA Report must be submitted to this Department within a period of 106 days from the date of this letter.</p> <p>9. If however, significant changes have been made or significant new information has been added to the EIA Report, the applicant/EAP must notify the Department that an additional 50 days (i.e. 156 days from the date of the acceptance of the Scoping Report by the Department) would be required for the submission of the EIA Report. The additional 50</p>	<p>Noted. Please refer to the EMP for more detail and proof of compliance.</p> <p>Noted. Please refer to this report for proof.</p> <p>Noted. Please refer to this report for proof.</p> <p>Noted. Not required to date.</p>
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		<p>days must include a minimum 30-day commenting period to allow registered I&amp;APs to comment on the revised report and/or additional information.</p> <p>10. If the EIA Report 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 file will be closed, unless extension has been granted in terms of Regulation 3(7).</p> <p>11. It is prohibited in terms of Section 24F of the National Environmental Management Act, 1998 (Act No. 107 of 1998) for a person to commence with a listed activity unless the competent authority has granted an environmental authorisation for the undertaking of the activity. A person convicted of an offence in terms of the above is liable for a fine not exceeding R10 million or to imprisonment for a period not exceeding 10 years, or to both such fine and imprisonment.</p> <p>12. Kindly quote the abovementioned reference number in any future correspondence regarding the application.</p> <p>13. The Directorate reserves the right to revise or withdraw comments or request further information based on any information received.</p> <p>Yours faithfully</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
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**REFERENCE:** 16/3/3/2/F4/17/3013/24

**DATE:** 15 April 2024

The Municipal Manager  
Saldanha Bay Municipality  
Private Bag X12  
VREDENBURG  
7380

**Attention: Mr. Heinrich Mettler**

E-mail: [Heinrich.Mettler@sbm.gov.za](mailto:Heinrich.Mettler@sbm.gov.za)

Dear Sir

**ACKNOWLEDGEMENT OF RECEIPT OF THE DRAFT SCOPING REPORT FOR THE PROPOSED ESTABLISHMENT OF THE MIDDELPOS HOUSING DEVELOPMENT ON PORTION 3 OF FARM KLIPRUG NO. 282, MIDDELPOS, SALDANHA BAY.**

1. The draft Scoping Report as received by this Department via electronic mail correspondence on 10 April 2024, refers.
2. This letter serves as an acknowledgement of receipt of the aforementioned document by this Directorate.
3. This Directorate will provide comment on the draft Scoping Report within the prescribed commenting period and advise you accordingly.
4. Please note it is prohibited in terms of Section 24F of the National Environmental Management Act, 1998 (Act No. 107 of 1998) for a person to commence with a listed activity unless the competent authority has granted an environmental authorisation for the undertaking of the activity. A person convicted in terms of this prohibition is liable to a fine not exceeding R10 million or imprisonment for a period not exceeding ten years, or to both such fine and imprisonment.
5. Kindly quote the abovementioned reference number in any future correspondence regarding the application.

Yours faithfully

**Taryn  
Dreyer** Digitally signed  
by Taryn Dreyer  
Date: 2024.04.15  
14:24:38 +02'00'

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

CC: (1) Mr. Nicolaas Hanekom (Enviro EAP (Pty) Ltd.)  
(2) Ms. Nazeema Duarte (Saldanha Bay Municipality)  
(3) Mr. Andre Oosthuizen (DEA&DP: DDF)

E-mail: [nicolaas@enviro-eap.co.za](mailto:nicolaas@enviro-eap.co.za)  
E-mail: [Nazeema.Duarte@sbm.gov.za](mailto:Nazeema.Duarte@sbm.gov.za)  
E-mail: [Andre.Oosthuizen@westerncape.gov.za](mailto:Andre.Oosthuizen@westerncape.gov.za)

**REFERENCE:** 16/3/3/2/F4/17/3013/24  
**DATE:** 09 May 2024

The Municipal Manager  
Saldanha Bay Municipality  
Private Bag X12  
VREDENBURG  
7380

**Attention: Mr. Heinrich Mettler**

E-mail: [Heinrich.Mettler@sbm.gov.za](mailto:Heinrich.Mettler@sbm.gov.za)

Dear Sir

**COMMENT ON THE DRAFT SCOPING REPORT FOR THE PROPOSED ESTABLISHMENT OF THE MIDDELPOS HOUSING DEVELOPMENT ON PORTION 3 OF FARM KLIPRUG NO. 282, MIDDELPOS, SALDANHA BAY.**

1. The draft Scoping Report as received by this Department via electronic mail correspondence on 10 April 2024, and this Department's acknowledgement of receipt letter dated 15 April 2024, respectively, refer.
2. This Directorate has considered the draft Scoping Report and has the following comments:
  - 2.1. Heritage requirements:
    - 2.1.1. It is noted that a Notice of Intent to Develop has been submitted to Heritage Western Cape. Therefore, please attach Heritage Western Cape's response with the final Scoping Report/draft Environmental Impact Assessment ("EIA") Report.
    - 2.1.2. Please note that should Heritage Western Cape request any new assessments to be undertaken, this must be done and the Plan of Study for EIA will need to be updated accordingly.
  - 2.2. Need and Desirability:
    - 2.2.1. The Scoping Report must demonstrate how the proposed development is aligned with the Environmental Management Framework for the Greater Saldanha Bay Area.
    - 2.2.2. As per this Directorate's correspondence dated 11 March 2024, it is noted on Figure 6.1.9 of the Municipal Spatial Development Framework ("SDF") (page 39), the area where the proposed Phase 2 area is proposed, has a Core 1b demarcation and states that these areas must be conserved as "receiving offset areas". Clarification must be provided by the Saldanha Bay Municipality regarding the Core 1b demarcation in the area where Phase 2 is proposed. Although the information on page 24 indicates the development is not in conflict with the SDF, the necessary offset must be finalised as part of the EIA application, in order to offset the loss of indigenous vegetation in this area.

Furthermore, this aspect must be taken into account as part of the investigation of alternatives.

2.3. General:

2.3.1. Please amend the word "read" in the last paragraph in Section 3.1 on page 44 to reflect road reserve.

2.3.2. In addition, the word "mew" in the last paragraph on page 51 must be amended to reflect new roads.

2.4. Public Participation:

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

- Proof that the draft Scoping Report was placed on the website of Enviro-EAP (Pty) Ltd.;
- Proof that the draft Scoping Report was made available to registered interested and affected parties ("I&APs");
- All comments received from I&APs;
- A Comments and Responses Report, indicating all the comments received from I&APs on the draft Scoping Report and the responses thereto; and
- A complete list of registered I&APs.

3. In accordance with Regulation 21(1) of the EIA Regulations, 2014 (as amended) the final Scoping Report must be submitted to this Department within a period of 44 days of receipt of the application by the Department, i.e., the final Scoping Report must be submitted on or before **14 May 2024**.

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

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

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

Yours faithfully

**Taryn Dreyer**  
Digitally signed  
by Taryn Dreyer  
Date: 2024.05.09  
14:53:41 +02'00'

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

CC: (1) Mr. Nicolaas Hanekom (Enviro EAP (Pty) Ltd.)  
(2) Ms. Nazeema Duarte (Saldanha Bay Municipality)  
(3) Mr. Andre Oosthuizen (DEA&DP: DDF)

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E-mail: [Nazeema.Duarte@sbm.gov.za](mailto:Nazeema.Duarte@sbm.gov.za)  
E-mail: [Andre.Oosthuizen@westerncape.gov.za](mailto:Andre.Oosthuizen@westerncape.gov.za)



13 May 2024

For Attention: Nicolaas Hanekom  
Middelpos EAP  
SENT BY EMAIL: admin@enviro-eap.co.za

Dear Sir

**OBJECTION: MIDDELPOS HOUSING DEVELOPMENT REF NO. 16/3/3/2/F4/17/3013/24**

We, the Tribal Council of the Aikonese sub-tribe of the Cochoqua strongly object to the rezoning and the proposed housing development on PORTION 3 OF FARM KLIPRUG NO. 282. We base our objection on the following premises:

1. Alienation of land that was the original or first habitat of the indigenous Cochoqua Khoi
2. Threat to the Cochoqua's Conservation Project in collaboration with the West Coast National Park that aims to preserve and rehabilitate the unique Saldanha Peninsula bioregion.

**A. ALIENATION OF LAND**

1. Due to the disturbed nature of sites in the portion of land that is earmarked for the housing development, that can be attributed to the early phases of colonial farm settlement it is difficult to identify archaeological sites of significance.

**However, it is confirmed and evident from:**

- *the middens and graves that was discovered in close proximity of the proposed development site; and*
- *the probability that is always mentioned in EIAs for housing developments in the proposed area, that unmarked Khoisan remains may be exposed or intercepted during excavations for building foundations, and services, where burials have been previously encountered.*

**that the endemic Cochoqua Khoekhoe had original or first habitat of this area, and therefor this site deserves a high rating in terms of heritage significance and archaeological impact and should rather be declared a protected area.**

2. It is our opinion that increased marginalisation, poverty and inequality are already threatening the livelihood of the First Nation Khoisan communities and will soon become critical if real opportunities for spatial and socio-economic integration are not forthcoming.
3. We find the expansion of non-indigenous residential development projects into traditional living space of the Khoekhoe areas appallingly offensive, disrespectful, and insensitive to both,
  - a) the history of dispossession and humiliation experienced by the original inhabitants of this area during and after colonialism,

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- b) as well the resurgence of the Khoisan to reclaim and restore their heritage, access to land and cultural assets.
4. As far as housing developments is concerned it seems like if the Saldanha Bay Municipal Council and the Western Cape Provincial Government is giving preference to people from other provinces at the cost of thousands of indigenous backyard dwellers from Khoisan descent and is not connected to the realities of the local dynamics and history of and hurt that was caused by the dispossession of the Khoi and San during the colonial era, an era that was the outcome of multiple complex processes in a long historical trajectory of dispossession, the methods of which included outright coercive force, treaties, cattle theft, forced sales and abandonment and alienation of our traditional grazing land and kraals where we lived while the colonialists made sure that they destroy all forms of social organisation, institutions of leadership to induce us into servitude as servants and farm labourers. The rezoning of public land to benefit non-indigenous peoples is not fair because this is land that really belongs to the marginalized impoverished first nation, and that land should have benefited them to move back onto land that historically belong to them, and we consider this development as insult to our ancestors whose bones are buried in this land.
  5. We are saddened by the decision of this council to perpetuate the systematic displacement of the Khoekhoe from their traditional habitats and livelihoods and are pushed back to barren and marginal fields within local economies to be reduced from owner -gatherers to wage earners or encroachers, and that with no effort or prospect of rehabilitation. With the burgeoning volume of Khoi and San revivalist movements in recent years, a queer belief is gaining strong currency among the Khoi and San people. This belief holds that the Western Cape government is taking all initiatives to ameliorate the socio-economic plight of our tribal populace. Therefore, the Youth of the Aikonese Cochoqua Tribe is adamant that they are going to start claiming all sites with a heritage footprint of the Khoi since they deem such a step as necessary to reclaim and restore our cultural heritage and its assets. (Annex 1)
  6. We rather want to urge the SBM local government to come up with an affirmative plan based on restorative justice in terms of the Spatial Integration goals of national government that make restitution or reparation and rather accept a proposal by this Tribal Council that aims to re-establish Khoekhoe villages (kraal-establishments) to blend in and be integrated into the post-colonial developments that are already established at Jacobsbaai etc. Because of its proximity to the Swartriet Nature Reserve the farm Kliprug and its subdivisions have been identified by the Tribal Council as the ideal site for accommodating a Khoisan Cultural Village.
7. The proximity of Gonnemanskraal is the other motivation for this location for our kraal-establishment idea. We have reason to believe that Gonnemanskraal has been one of Gonnema's 17 kraals (Gonnema is the renowned Paramount Chief of the Cochoqua that fought in the 17th century against colonial imperialism).
  8. The lack of consultation with the Khoi Tribal Council about the alienation of this land is perceived to be offensive and disrespectful by the Aikonese Tribal Women's Movement and as indigenous women representing the Khoisan they are strongly opposed to any means of housing development on this land and demand that proper dialogue and negotiations be done with the Aikonese Cochoqua Tribal Council to preserve this land. (Annex 2)

## **B. THREAT TO COCHOQUA'S CONSERVATION PROJECT**

The bigger Kliprug farm and the adjacent areas is a major national and global conservation priority, since a significant number of threatened plant species are unlikely to be found anywhere else in the country and thus in the world.

We therefore have approached the West Coast National Park to lobby through Department Fisheries, Forestry and Environment (DFFE) with the Department Public Works, the West Coast District and Saldanha Bay Municipality to demarcate and rezone the area outlined in yellow in *Figure 1* below for the establishment of the **Cochoqua Cultural Heritage and Conservation Park**.

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[www.cochoqua.org.za](http://www.cochoqua.org.za) Email: [aikonese@cochoqua.org.za](mailto:aikonese@cochoqua.org.za)



**Figure 1: Proposed area for Cochoqua Cultural Heritage and Conservation Park**

It is thus very disturbing that the Municipality arbitrarily and without consultation embark on housing development plans that can harm the sustainability of the environment before we could propose to them.

This catalytic conservation project aims to:

- a) Establish a Khoisan Cultural Village that will offer a unique, meaningful experiential, immersive cultural tourism experience. The idea is to replicate the Golden Gate Basoto Cultural Village Concept that are drawing thousands of tourists and are growing in popularity internationally on an annual basis with spill over benefits to local tourism establishments and operators. This area in figure 1 is rich in historical, Khoisan cultural, archaeological, and paleontological resources.
- b) Preserve and rehabilitate the unique Saldanha Peninsula bioregion.
  - i. The site lies within what may be termed the Saldanha Peninsula bioregion. This bioregion has a distinct flora and fauna, and a particularly high number of locally and regionally endemic plant species, as well as plant Species of Conservation Concern (SCC) (Helme & Koopman 2007).
  - ii. The proposed area lies within the Fynbos biome and the Core Cape Floristic Region (CFR). The latest data from the Red Data Book listing process undertaken for South Africa is that 67% of the rare or threatened plant species in the country occur only in the southwestern Cape, and these total over 1 800 species (Raimondo et al. – 2009). It should thus be clear that the southwestern Cape is a major national and global conservation priority and is quite unlike anywhere else in the country in terms of the number of threatened plant species.
  - iii. The proposed site covers a large area of Saldanha Flats Strandveld that is regarded as endangered on a national basis (Rouget et al. 2004; DEA 2011).
  - iv. Saldanha Granite Strandveld is listed as an Endangered vegetation type (DEA 2011), and the coastal form in the area between Jacobsbaai and Danger Bay supports an unusual assemblage of species that does not occur elsewhere.
  - v. Two faunal SCC have been recorded from the proposed site area (Rose's Rainfrog (*Breviceps rosei*), – SW coastal endemic, and Black Girdled Lizard (*Cordylus niger*) – Near Threatened), and a further six reptile SCC may occur (probably in low numbers) - the study was conducted by Mr Nick Helme of *Nick Helme Botanical Surveys*.
  - vi. He further identified large terrestrial birds (e.g. Blue Crane, Ludwig's Bustard), commuting wetland birds (e.g. flamingo spp., waterfowl, shorebirds), and birds of prey (e.g. Martial Eagle *Polemaetus bellicosus*, Verreaux's Eagle *Aquila verreauxii*, Jackal Buzzard *Buteo rufofuscus*, Black Harrier, African Marsh Harrier *Circus ranivorus*, Peregrine Falcon *Falco peregrinus*, Lanner Falcon *Falco biarmicus* and Cape Eagle-Owl *Bubo capensis*) that are also prevalent in this area.

Tribal Greetings,

**AIKONESE COCHOQUA KHOI TRIBAL HOUSE:**  
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[www.cochoqua.org.za](http://www.cochoqua.org.za) Email: [aikonese@cochoqua.org.za](mailto:aikonese@cochoqua.org.za)

Sincerely



---

Aikonese Cochoqua Khoi Tribal Council  
under authority of Paramount Chief !Khaesen Maart

**AIKONESE COCHOQUA KHOI TRIBAL HOUSE:**  
66 Saldanha Road, Saldanha 7395 RSA +27 83 955 9777  
[www.cochoqua.org.za](http://www.cochoqua.org.za) Email: [aikonese@cochoqua.org.za](mailto:aikonese@cochoqua.org.za)

**REFERENCE:** 16/3/3/2/F4/17/3013/24

**DATE:** 01 July 2024

The Municipal Manager  
Saldanha Bay Municipality  
Private Bag X12  
VREDENBURG  
7380

**Attention: Mr. Heinrich Mettler**

E-mail: [Heinrich.Mettler@sbm.gov.za](mailto:Heinrich.Mettler@sbm.gov.za)

Dear Sir

**ACCEPTANCE OF THE SCOPING REPORT AND PLAN OF STUDY FOR ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") FOR THE PROPOSED ESTABLISHMENT OF THE MIDDELPOS HOUSING DEVELOPMENT ON PORTION 3 OF FARM KLIPRUG NO. 282, MIDDELPOS, SALDANHA BAY.**

1. The Final Scoping Report as received by this Department via electronic mail correspondence on 14 May 2024, this Department's acknowledgement of receipt letter dated 17 May 2024, and the updated Scoping Report and Plan of Study for EIA as received by this Directorate via electronic mail correspondence on 1 July 2024, refer.
2. This letter serves to inform you that the Scoping Report and Plan of Study for EIA have been accepted by the Department with the following conditions:
  - 2.1. Plan of Study for EIA:
    - 2.1.1. According to the Saldanha Bay Municipal Spatial Development Framework ("MSDF"), the area where the proposed Phase 2 area is proposed, has a Core 1b demarcation and states that these areas must be conserved as "receiving offset areas".
      - 2.1.1.1. Although the final Scoping Report indicates that the proposed development is not in conflict with the MSDF, the Comments and Responses Report indicates that should an offset be required, this will form part of the draft EIA Report.
      - 2.1.1.2. Therefore, should an offset be required, an Offset Specialist Report must be compiled by a suitably qualified specialist and the Plan of Study for EIA must be amended, if applicable.
3. You are hereby advised to proceed with the tasks contemplated in the Plan of Study for EIA, including the Public Participation Process of 30 days.
4. The EIA Report must contain all the information outlined in Appendix 3 of the EIA Regulations, 2014 (as amended) and must be accompanied by an Environmental Management Programme ("EMPr").

5. The EMPr must contain all the information set out in Appendix 4 of the EIA Regulations, 2014 (as amended) and must address the potential environmental impacts of the activity on the environment throughout the project life cycle, i.e., the EMPr must address impacts in respect of the planning and design, pre-construction and construction activities, operation of the activity, rehabilitation of the environment and closure/decommissioning (if applicable).
6. The EAP must record and respond to all comments received. The comments and responses must be captured in a Comments and Responses Report.
7. Kindly ensure that all the information as indicated in the Comments and Responses Report in response to comments raised by interested and affected parties are included in the draft EIA Report.
8. The Department awaits the submission of the final EIA Report. In accordance with Regulation 23(1) of the EIA Regulations, 2014 (as amended) the EIA Report must be submitted to this Department within a period of **106** days from the date of this letter.
9. If however, significant changes have been made or significant new information has been added to the EIA Report, the applicant/EAP must notify the Department that an additional 50 days (i.e. 156 days from the date of the acceptance of the Scoping Report by the Department) would be required for the submission of the EIA Report. The additional 50 days must include a minimum 30-day commenting period to allow registered I&APs to comment on the revised report and/or additional information.
10. If the EIA Report 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 file will be closed, unless extension has been granted in terms of Regulation 3(7).
11. It is prohibited in terms of Section 24F of the National Environmental Management Act, 1998 (Act No. 107 of 1998) for a person to commence with a listed activity unless the competent authority has granted an environmental authorisation for the undertaking of the activity. A person convicted of an offence in terms of the above is liable for a fine not exceeding R10 million or to imprisonment for a period not exceeding 10 years, or to both such fine and imprisonment.
12. Kindly quote the abovementioned reference number in any future correspondence regarding the application.
13. The Directorate reserves the right to revise or withdraw comments or request further information based on any information received.

Yours faithfully

**Taryn Dreyer**  
 Digitally signed  
 by Taryn Dreyer  
 Date: 2024.07.01  
 11:50:39 +02'00'

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

CC: (1) Mr. Nicolaas Hanekom (Enviro EAP (Pty) Ltd.)  
 (2) Ms. Nazeema Duarte (Saldanha Bay Municipality)  
 (3) Mr. Andre Oosthuizen (DEA&DP: DDF)  
 (4) Ms. W. Dhansay (Heritage Western Cape)

E-mail: [nicolaas@enviro-eap.co.za](mailto:nicolaas@enviro-eap.co.za)  
 E-mail: [Nazeema.Duarte@sbm.gov.za](mailto:Nazeema.Duarte@sbm.gov.za)  
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Reference SSD14/2/6/1/8/4/\_3/282\_Kliprug\_Middelpos  
Date 16 May 2024

Enviro-EAP (Pty) Ltd

Via email: [nicolaas@enviro-eap.co.za](mailto:nicolaas@enviro-eap.co.za)

Attention: Nicolaas Hanekom

Dear Nicolaas

**RE: DSR - THE PROPOSED ESTABLISHMENT OF THE MIDDELPOS HOUSING DEVELOPMENT ON PORTION 3 OF FARM KLIPRUG NO. 282, MIDDELPOS, SALDANHA BAY**

DEA&DP Ref: 16/3/3/2/F4/17/3013/24

Herewith CapeNature's comment on this application.

1. Note that the development site has been identified as a priority area for conservation as per the WCPAES. The WWF is the lead implementer for the priority area and it is strongly recommended that Mr Jan Coetzee of the WWF be consulted in regarding this development project.
2. Considering the endangered vegetation type on site, a botanical assessment should be conducted. The assessment should provide the following (among others as required by the protocols):
  - Indication of site scale botanical sensitivity
  - Indication of locality of remaining vegetation based on level of intactness and degradation
  - Locality of botanical species of conservation
  - Rehabilitation potential of degraded areas
  - Indication of connectivity.
- 2.1 Note that impacts to semi-intact to intact and in certain cases degraded areas may require a biodiversity offset to compensate for residual impacts.
3. The faunal assessment should provide an indication of habitat units within the site, and SEI per habitat unit based on faunal species likely to use the habitat unit. The faunal assessment should also include an indication of the likelihood of occurrence of faunal species of conservation concern including avifauna.
4. The implications of the development on the offset receiving area of the SSOS need to be addressed.

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

Kind regards,

Ismat  
Adams

Digitally signed by  
Ismat Adams  
Date: 2024.05.16  
16:20:39 +02'00'

Land-Use Scientist: Landscape West

## PROOF OF SENDING DRAFT ENVIRONMENTAL IMPACT ASSESSMENT REPORT

**Nicolaas Hanekom**

---

**From:** Nicolaas Hanekom  
**Sent:** Thursday, September 12, 2024 3:49 PM  
**To:** LutendoN@Dalrrd.gov.za; 'HOD.TransportPublicWorks@westerncape.gov.za'; 'westcoastdm@wcdm.co.za'; 'WCDM Correspondence'; mun@sbm.gov.za; Ceoheritage; Ndobeni Nelisa (BVL); Dreyer Warren <DreyerW@dws.gov.za> (DreyerW@dws.gov.za); landuse.elsenburg@elsenburg.com; corvdw@elsenburg.com; Brandon Layman; Saliem Haider; Arabel McClelland; 'Ismat Adams'; mwheeler@capenature.co.za; DEADP EIA Admin; Duarte, Nazeema; wcacouncil@gmail.com; irasa169@gmail.com; toppiroman@gmail.com; atmorerodgers123@gmail.com; chief.maart@cochoqua.org.za; admin-saldanha@cochoqua.org.za; Rondine Isaacs; jcoetzee@wwf.org.za; Johmandie Pienaar; Nicolaas Hanekom  
**Cc:** Jean de Klerk (Cape Town); Nackerdien, Rashied; Admin  
**Subject:** DRAFT EIR FOR 30 DAYS COMMENT. DEA&DP: REF. NO. 16/3/3/2/F4/17/3013/24 in support of an ENVIRONMENTAL AUTHORIZATION for THE PROPOSED ESTABLISHMENT OF THE MIDDELPOS HOUSING DEVELOPMENT ON PORTION 3 OF FARM KLIPRUG NO. 282, MID

**AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT ASSESSMENT REPORT (EIR) FOR 30 DAYS COMMENT. DEA&DP: REF. NO. 16/3/3/2/F4/17/3013/24 IN SUPPORT OF AN ENVIRONMENTAL AUTHORIZATION FOR THE PROPOSED ESTABLISHMENT OF THE MIDDELPOS HOUSING DEVELOPMENT ON PORTION 3 OF FARM KLIPRUG NO. 282, MIDDELPOS, SALDANHA BAY.**

Dear Key departments

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

The Draft EIR report 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 wetransfer link <https://we.tl/t-v79S7kkZ3m> (**please download wetransfer link within 5 days as it will expire after 5 days. Please don't hesitate to send me an email and I will resent a wetransfer link should it be required**)
- (iii) Comments on the Draft EIR and appendixes must be submitted to the EAP within 30 days (excluding public holidays, by not later than on or before 14 October 2024.

Please take note that I did go onto the website and check that the report is available and that the Draft EIR and appendixes can be downloaded. Please don't hesitate to contact me should you have any problems accessing the documents or if you require a cd or hard copy or another electronic link in order to access the report.

### **(2) COMMENTING PERIOD OF THE DRAFT EIR AND DEADLINE FOR COMMENTS SUBMISSION**

The commenting period of the Draft EIR report and appendixes is **30 days EXCLUDING PUBLIC HOLIDAYS**, starting from the 13 September **2024** ending on the 14 October **2024**. Your comments on the Draft EIR and appendixes must be provided within the regulatory 30-day commenting period or by no later than the **14/10/2024**.

### **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 24O of NEMA, please be advised that all registered interested and affected parties, organs of state, key departments, and/or stakeholders were [in receipt of this email] notified electronically of the availability of the draft EIR and its appendices on this date **12 September 2024**, **commenting period commence on 13 September 2024**. As such all RI&APs and Stakeholders are considered to be “in possession” of the draft EIR 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](mailto: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 (Reg. No. 004415)  
Ecological Science (Pri.Sci.Nat); Aquatic Science & Conservation Science (Cand.Sci.Nat)  
Reg. EAP (EAPASA): 2020/1146  
Competent Carbon Footprint Analyst

**Contact number:** 076 963 6450  
School str 2  
Agulhas  
South Africa  
7287



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Proof



**Enviro-EAP**  
Environmental Consultants



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

DATE: 18 SEPTEMBER 2024

Department of Agriculture  
Private Bag X1  
Eisenburg  
7606  
Att: Cor van der Walt  
Ref: 20/9/2/2/5/011

**AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT ASSESSMENT REPORT (EIR) FOR 30 DAYS COMMENT. DEA&DP: REF. NO. 16/3/3/2/F4/17/3013/24 IN SUPPORT OF AN ENVIRONMENTAL AUTHORIZATION FOR THE PROPOSED ESTABLISHMENT OF THE MIDDELPOS HOUSING DEVELOPMENT ON PORTION 3 OF FARM KLIPRUG NO. 282, MIDDELPOS, SALDANHA BAY.**

Good day,

Enclosed please find a CD copy of the Second Revised Draft EIA Report for the above-mentioned project. As requested by the department a CD since the department do not have an electronic filing system and it is needed by the department for filing and audit purpose.

Nicolaas Hanekom  
Environmental Assessment Practitioner  
admin@enviro-eao.co.za

<b>DSV</b>		<b>P.O.D COPY</b>		<b>QCDJT00002641</b>	
		Dispatched on: 2024-09-18		1 of 1	
<b>From:</b> PostNet Bredasdorp <b>Contact:</b> PostNet Bredasdorp Staff <b>Phone:</b> 0284251215					
<b>To:</b> Department of Agriculture Muldersvlei Road Eisenburg Stellenbosch 7600 South Africa			<b>Dimensions:</b> 5 cm x 20 cm x 30 cm <b>Mass:</b> 1 kg <b>Service:</b> Express <b>Reference(s):</b> N Hanekom - 082 714 3276		
<b>Contact:</b> Mr. Cor van der Walt <b>Phone:</b> 0218085111			<b>Special Instructions:</b>		
			<div style="border: 1px solid black; padding: 2px;"> <b>EXP</b>          Hub: CPT          Town: SHC       </div>		
<b>Received by Consignee</b> <b>Name:</b> _____ <b>Date:</b> _____ <b>Time:</b> _____		<small>(Goods received in full without charge (unless endorsed).)</small> <b>Consignee Signature:</b> _____		<b>Shipment ID:</b>  QCDJ80002617	
		<b>Sender Signature:</b> _____		<b>Endorsements:</b> _____	

**Nicolaas Hanekom**

---

**From:** Gavin Venter <gavin.venter@za.afrisam.com>  
**Sent:** Tuesday, December 10, 2024 8:01 AM  
**To:** Nicolaas Hanekom; Admin  
**Cc:** Oscar Olen; Vishal Aniruth; company.secretary@za.afrisam.com  
**Subject:** FW: DRAFT EIR FOR 30 DAYS COMMENT. DEA&DP: REF. NO. 16/3/3/2/F4/17/3013/24 in support of an ENVIRONMENTAL AUTHORIZATION for THE PROPOSED ESTABLISHMENT OF THE MIDDELPOS HOUSING DEVELOPMENT ON PORTION 3 OF FARM KLIPRUG NO. 282, MID

**Attachments:** image001.emz; 2.APPENDIX\_A\_LOCALITY\_MAP-2.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

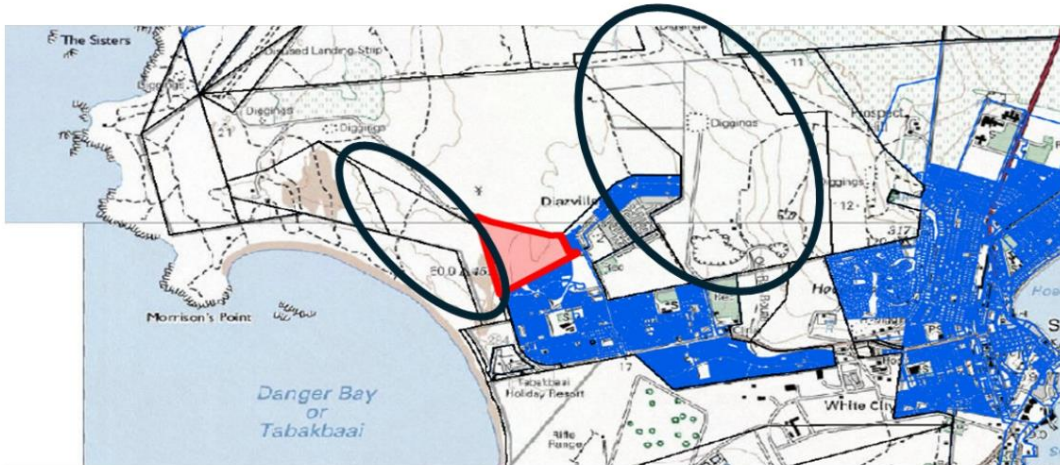


Nicolaas, Hi

I received notification of this development whilst in conversation with the WWF yesterday. I am concerned that we were not included in the public participation process thus far as we are adjacent land owners and directly affected by this.

We are the owners of both Ptn 15/282 Kliprug situated immediately to the West of the proposed development and Farm 1288 situated to the east of Rem 3/282 and already have significant issues with illegal grazing, dumping and hunting on these properties.

## AfriSam Properties



We would appreciate a copy of the draft impact assessment report for review and comment as it no longer seems to appear on your web page.

Please address all correspondence going forward to all persons in copy.

Regards

Gavin

**PROUDLY CELEBRATING**

**90 YEARS**

**GAVIN VENTER**  
**Manager Saldanha & Strategic Projects**  
Phone: +27 11 670 5560  
Mobile: +27 83 309 4246  
gavin.venter@za.afrisam.com

Creating Concrete Possibilities

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Click [here](#) to view our online disclaimer and legal notice. If you are unable to access the link please call +27 21 657 6600 for a copy.

To view AfriSam's legal disclaimer, please go to <https://www.afrisam.co.za/legal/>

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**From:** Nicolaas Hanekom <[nicolaas@enviro-eap.co.za](mailto:nicolaas@enviro-eap.co.za)>  
**Sent:** Thursday, 12 September 2024 15:49  
**To:** [LutendoN@Dalrrd.gov.za](mailto:LutendoN@Dalrrd.gov.za); 'HOD.TransportPublicWorks@westerncape.gov.za' <[HOD.TransportPublicWorks@westerncape.gov.za](mailto:HOD.TransportPublicWorks@westerncape.gov.za)>; 'westcoastdm@wcdm.co.za' <[westcoastdm@wcdm.co.za](mailto:westcoastdm@wcdm.co.za)>; 'WCDM Correspondence' <[mun@wcdm.co.za](mailto:mun@wcdm.co.za)>; [mun@sbm.gov.za](mailto:mun@sbm.gov.za); Ceoheritage <[Ceoheritage@westerncape.gov.za](mailto:Ceoheritage@westerncape.gov.za)>; Ndobeni Nelisa (BVL) <[NdobeniN2@dws.gov.za](mailto:NdobeniN2@dws.gov.za)>; Dreyer Warren <[DreyerW@dws.gov.za](mailto:DreyerW@dws.gov.za)> ([DreyerW@dws.gov.za](mailto:DreyerW@dws.gov.za)); [dreyerw@dws.gov.za](mailto:dreyerw@dws.gov.za); [landuse.elsenburg@elsenburg.com](mailto:landuse.elsenburg@elsenburg.com); [corvdw@elsenburg.com](mailto:corvdw@elsenburg.com); Brandon Layman <[Brandon.Layman@westerncape.gov.za](mailto:Brandon.Layman@westerncape.gov.za)>; Saliem Haider <[Saliem.Haider@westerncape.gov.za](mailto:Saliem.Haider@westerncape.gov.za)>; Arabel McClelland <[Arabel.McClelland@westerncape.gov.za](mailto:Arabel.McClelland@westerncape.gov.za)>; 'Ismat Adams' <[iadams@capenature.co.za](mailto:iadams@capenature.co.za)>; [mwheeler@capenature.co.za](mailto:mwheeler@capenature.co.za); DEADP EIA Admin <[DEADPEIAAdmin@westerncape.gov.za](mailto:DEADPEIAAdmin@westerncape.gov.za)>; Duarte, Nazeema <[Nazeema.Duarte@sbm.gov.za](mailto:Nazeema.Duarte@sbm.gov.za)>; [wacouncil@gmail.com](mailto:wacouncil@gmail.com); [irasa169@gmail.com](mailto:irasa169@gmail.com); [toppiroman@gmail.com](mailto:toppiroman@gmail.com); [atmorerodgers123@gmail.com](mailto:atmorerodgers123@gmail.com); [chief.maart@cochoqua.org.za](mailto:chief.maart@cochoqua.org.za); [admin-saldanha@cochoqua.org.za](mailto:admin-saldanha@cochoqua.org.za); Rondine Isaacs <[Rondine.Isaacs@westerncape.gov.za](mailto:Rondine.Isaacs@westerncape.gov.za)>; [jcoetzee@wvf.org.za](mailto:jcoetzee@wvf.org.za); Johmandie Pienaar <[johmandie@enviro-eap.co.za](mailto:johmandie@enviro-eap.co.za)>; Nicolaas Hanekom <[nicolaas@enviro-eap.co.za](mailto:nicolaas@enviro-eap.co.za)>  
**Cc:** Jean de Klerk (Cape Town) <[jean.dk@ixengineers.co.za](mailto:jean.dk@ixengineers.co.za)>; Nackerdien, Rashied <[Rashied.Nackerdien@sbm.gov.za](mailto:Rashied.Nackerdien@sbm.gov.za)>; Admin <[admin@enviro-eap.co.za](mailto:admin@enviro-eap.co.za)>  
**Subject:** DRAFT EIR FOR 30 DAYS COMMENT. DEA&DP: REF. NO. 16/3/3/2/F4/17/3013/24 in support of an ENVIRONMENTAL AUTHORIZATION for THE PROPOSED ESTABLISHMENT OF THE MIDDELPOS HOUSING DEVELOPMENT ON PORTION 3 OF FARM KLIPRUG NO. 282, MID

**AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT ASSESSMENT REPORT (EIR) FOR 30 DAYS COMMENT. DEA&DP: REF. NO. 16/3/3/2/F4/17/3013/24 IN SUPPORT OF AN ENVIRONMENTAL AUTHORIZATION FOR THE PROPOSED ESTABLISHMENT OF THE MIDDELPOS HOUSING DEVELOPMENT ON PORTION 3 OF FARM KLIPRUG NO. 282, MIDDELPOS, SALDANHA BAY.**

Dear Key departments

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

The Draft EIR report 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 wetransfer link <https://we.tl/t-v79S7kKZ3m> (**please download wetransfer link within 5 days as it will expire after 5 days. Please don't hesitate to send me an email and I will resent a wetransfer link should it be required**)
- (iii) Comments on the Draft EIR and appendixes must be submitted to the EAP within 30 days (excluding public holidays, by not later than on or before 14 October 2024.

Please take note that I did go onto the website and check that the report is available and that the Draft EIR and appendixes can be downloaded. Please don't hesitate to contact me should you have any problems accessing the documents or if you require a cd or hard copy or another electronic link in order to access the report.

**TABLE 5: COMMENTS AND RESPONSE (DRAFT ENVIRONMENTAL IMPACT REPORT)**

STAKEHOLDER/IAF	DATE	COMMENT	RESPONSE
Department of Environmental Affairs and Development Planning Rondine Isaacs Directorate: Development Management, Region 1	17 September 2024	<p>ACKNOWLEDGEMENT OF RECEIPT OF THE DRAFT ENVIRONMENTAL IMPACT ASSESSMENT (“EIA”) REPORT FOR THE PROPOSED ESTABLISHMENT OF THE MIDDELPOS HOUSING DEVELOPMENT ON PORTION 3 OF FARM KLIPRUG NO. 282, MIDDELPOS, SALDANHA BAY.</p> <p>1. The above-mentioned document as received by this Department via electronic mail correspondence on 12 September 2024, refers.</p> <p>2. This letter serves as an acknowledgement of receipt of the aforementioned document by this Directorate.</p> <p>3. This Directorate will provide comment on the draft EIA Report within the 30-day commenting period, which commenced on 13 September 2024, and will advise you accordingly.</p> <p>4. It is prohibited in terms of Section 24F of the National Environmental Management Act, 1998 (Act No. 107 of 1998) for a person to commence with a listed activity unless the competent authority has granted an environmental authorisation for the undertaking of the activity. A person convicted of an offence in terms of the above is liable for a fine not exceeding R10 million or to imprisonment for a period not exceeding 10 years, or to both such fine and imprisonment.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>

		5. Kindly quote the abovementioned reference number in any future correspondence regarding the application.	Noted.
Department of Environmental Affairs and Development Planning Rondine Isaacs Directorate: Development Management, Region 1	22 October 2024	<p>ACKNOWLEDGEMENT OF RECEIPT OF THE NOTIFICATION OF EXTENSION REGARDING THE SUBMISSION OF THE ENVIRONMENTAL IMPACT ASSESSMENT (“EIA”) REPORT WITHIN A PERIOD OF 156 DAYS IN ACCORDANCE WITH REGULATION 23(1)(b) OF THE EIA REGULATIONS, 2014 (AS AMENDED): PROPOSED ESTABLISHMENT OF THE MIDDELPOS HOUSING DEVELOPMENT ON PORTION 3 OF FARM KLIPRUG NO. 282, MIDDELPOS, SALDANHA BAY.</p> <p>1. The correspondence provided by Mr. Nicolaas Hanekom of Enviro-EAP (Pty) Ltd., dated and received by this Department via electronic mail correspondence on 16 October 2024, refers.</p> <p>2. This letter serves as an acknowledgement of receipt of the aforementioned correspondence by this Department.</p> <p>3. This Department has reviewed the correspondence and noted the following:</p> <ul style="list-style-type: none"> <li>• The draft EIA Report was circulated for comment for a period of 30 days during the application phase of the Public Participation Process.</li> <li>• The comments received requested the need for a revised draft EIA Report to be made available.</li> <li>• Additional information will be included in the revised draft EIA Report which will be brought to the attention of registered interested and affected parties.</li> </ul>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Correct.</p> <p>Correct.</p> <p>Correct.</p>

		<ul style="list-style-type: none"> <li>• A further round of public participation of at least 30 days will be undertaken.</li> <li>• The final EIA Report will therefore be submitted within 156 days of Department's acceptance of the Scoping Report.</li> </ul> <p>4. Your attention is drawn to Regulation 23(1)(b) of the EIA Regulations, 2014 (as amended) which states the following:  "The applicant must within 106 days of the acceptance of the scoping report submit to the competent authority— a notification in writing that the reports, and an EMPr, will be submitted within 156 days of receipt of the application by the competent authority, as significant changes have been made or significant new information has been added to the environmental impact assessment report or EMPr, which changes or information was not contained in the reports consulted on during the initial public participation process contemplated in subregulation (1)(a), and that the revised environmental impact assessment report or EMPr will be subjected to another public participation process of at least 30 days".</p> <p>5. The EIA Report must be submitted within a period of 156 days of receipt of the acceptance of the Scoping Report.</p> <p>6. Please note that it is prohibited in terms of Section 24F of the National Environmental Management Act, 1998 (Act No. 107 of 1998) for a person to commence with a listed activity unless the competent authority has granted an environmental authorisation for the undertaking of</p>	<p>Correct.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
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		<p>the activity. A person convicted in terms of this prohibition is liable to a fine not exceeding R10 million or imprisonment for a period not exceeding ten years, or to both such fine and imprisonment.</p> <p>7. Kindly quote the abovementioned reference number in any future correspondence in respect of this application.</p>	Noted.
<p>Franci Gresse Project Officer: Land Programme, WWF South Africa</p>	<p>Email dated 23/10/2024</p>	<p>Dear Mr Hanekom</p> <p>Your request for comments on the proposed Middelpos housing development application refer.</p> <p>Please note that WWF-SA is the owner of PTN 18 OF FARM KLIPRUG 282 (bordering directly onto Ptn 3 of Farm Kliprug 282) and are in the process of declaring the property a nature reserve due to its biodiversity value. We would appreciate if you could please confirm that WWF-SA is registered as an adjacent landowner in the I&amp;AP database.</p> <p>We are concerned that the effect of cumulative impacts related to the proposed housing development is not properly assessed. Based on our observations, the local communities are highly dependent on the adjacent agricultural properties for grazing and will use it even without permission from the relevant landowner as in our case. As a</p>	<p>Noted.</p> <p>Please take note that you (WWF) are registered as an Interested and Affected party. That is the reason why you received the notification and opportunity to comment. Your email and comments are noted and acknowledge. I have requested extension to send out a revised EIR report for comment. In this report, I will record these comments and responses thereto.</p> <p>Once this report is ready for comment, I will notify you again and attached the report for 30 days comment.</p> <p>Cumulative impacts noted. We take note of the fact that the communities are highly dependent on the adjacent agricultural properties for grazing and will use it even without permission from the relevant landowner as in our case. This application is</p>

		<p>result, the general condition of the vegetation in this landscape shows clear signs of being overgrazed. Waste pollution is another area of concern as it appears that the municipality is already unable manage the existing volume of waste generated from the surrounding communities. We would thus appreciate your consideration of the following:</p> <ol style="list-style-type: none"> <li>1. The EIA report mainly considers cumulative impacts during the construction phase, without looking at the long term impact of the development on the landscape.</li>   <li>2. The proposed development is in the southeastern corner of the property and is proposed to take place in two phases. The first phase is located inside the urban edge and the second phase outside. Taking this into consideration, there is a risk for development creep over time which is not addressed in the assessment.</li>   <li>3. Existing pressures on natural resources resulting from the communities' use thereof is not addressed. These pressures can only be expected to continue to increase over time as the community grow and more development takes place.</li> </ol>	<p>for housing to address the housing needs in Middelpos.</p> <p>Noted. The application for Environmental Authorization is for the development of the housing with the main impacts associated with construction activities. Long term management of the surrounding areas is noted and recorded for the municipality to ensure management of areas under their control but outside this development footprint. There are some actions from the municipality to make areas available for small scale farmers in the municipal jurisdiction.</p> <p>Noted. Please take note that the proposed development is in terms of the municipal SDF and creeping outside the proposed development area will require additional processes and authorizations.</p> <p>Noted. Please refer to Terrestrial Biodiversity report for updated cumulative impacts and pressures on natural resources resulting from the communities' impacts assessed.</p>
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		<p>4. The EIA report only assess waste generated during the construction phase and fails to consider the impact of additional waste generated after construction when the new development is occupied. There are clear signs in the landscape that waste management is an existing problem and we are concerned that this will only be exacerbated over time without additional measures/capacity within the municipality.</p>	<p>Noted. Waste management included in the Environmental Management Program during operational phase.</p>
<p>Department of Environmental Affairs and Development Planning Rondine Isaacs Directorate: Development Management, Region 1</p>	<p>11 October 2024</p>	<p>COMMENT ON THE DRAFT ENVIRONMENTAL IMPACT ASSESSMENT (“EIA”) REPORT FOR THE PROPOSED ESTABLISHMENT OF THE MIDDELPOS HOUSING DEVELOPMENT ON PORTION 3 OF FARM KLIPRUG NO. 282, MIDDELPOS, SALDANHA BAY.</p> <p>1. The above-mentioned document as received by this Department via electronic mail correspondence on 12 September 2024, and this Department’s acknowledgement of receipt letter dated 17 September 2024, respectively, refer.</p> <p>2. This Department has considered the draft EIA Report and has the following comments:</p> <p>2.1 Botanical impacts:</p> <p>2.1.1 According to the Terrestrial Biodiversity Impact Assessment Report dated October 2023, the proposed site contains endangered and critically endangered vegetation. Although a significant portion of the site is classified as a terrestrial Critical Biodiversity Area (“CBA”), the site’s ecological sensitivity was assessed to be moderate due to the transformed nature of the vegetation. Further, the area has been heavily</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Correct.</p> <p>Correct. However, a revised terrestrial biodiversity assessment will be included in the revised draft EIR to address CapeNature’s comment received. The sensitivity ratings were amended.</p>

		<p>impacted in the past and the vegetation structures compromised such that the vegetation recorded during the site survey consists of pioneer plants. None of the species listed in the Screening Tool Report were recorded on site and is not likely to occur. The vegetation does not represent the vegetation structures associated with the three vegetation types identified on the site. The climate adaptation corridor and coastal resource protection ecological processes identified in the CapeNature Biodiversity Spatial Plan (2017) will not be affected and the proposed development will not result in the degradation of ecological process. Therefore, the impact on the CBA and the Site Ecological Sensitivity was assessed to be medium.</p> <p>2.1.2 The Terrestrial Biodiversity Impact Assessment Report recommended that an offset is not required due to the transformed nature of the site and the fact that no species of conservation concern were recorded and the proposed development will not affect or impact on ecological process.</p>	<p>Correct. However, a revised terrestrial biodiversity assessment will be included in the revised draft EIR to address CapeNature's comment received. The sensitivity ratings were amended. Approximately 3 ha was mapped inside the urban edge as medium sensitivity that requires offset as mitigation. Mapped CBA areas with high sensitivity inside an urban edge or area requires a 1:2 ha offset in terms of the Western Cape Offset guidelines. Therefore approximately 6ha of Saldanha Limestone fynbos would require offset. The rest of the proposed development area SEI was mapped to have a low sensitivity because of the secondary vegetation and its mostly pioneer species on site and therefore would not require a biodiversity offset.</p>
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		<p>2.1.3 Based on the above, you are required to obtain confirmation from CapeNature whether an offset is required.</p> <p>2.1.4 CapeNature’s comments on the Scoping Report advised that the implications of the development on the offset receiving area of the SSOS need to be addressed. The Environmental Assessment Practitioner’s response indicated the terrestrial Biodiversity Assessment provides details on impacts on SOSS, as follows; “According to maps, but that is high level and difficult to determine, this area is just outside the SOSS (Peninsula Consolidation offset receiving area) and the mapped area is just to the north and west of the site, which is agreed with and should be conserved”.</p> <p>2.1.5 Should CapeNature advise that an offset is required, an Offset Specialist Report must be compiled by a suitably qualified specialist. In such instance, a revised draft EIA Report must be made available for a period of 30 days.</p> <p>2.2 Heritage impacts:</p> <p>2.2.1 It is noted that a Heritage Impact Assessment and Paleontological Report have been completed and appended as Appendix E to the draft EIA Report.</p> <p>2.2.2 According to the Heritage Impact Assessment Report dated September 2024, “Objections to the housing development by the Aikonese Cochoqua</p>	<p>Noted. A revised terrestrial biodiversity assessment will be included in the revised draft EIR to address CapeNature’s comment received. The sensitivity ratings were amended. The offset ratio’s was also amended. Refer to response above.</p> <p>The SSOS is a factor that needs to be considered, but it’s not really a constraining factor because this development is in the offset receiving area, which is large areas, which is something that needs to be considered. The SOSS is not a trigger area on this site.</p> <p>Noted. CapeNature’s comment on the revised terrestrial biodiversity assessment and recommended offsets will be requested when the revised EIR is sent for 30 days comment.</p> <p>Correct.</p> <p>Correct.</p>
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		<p>Khoi Tribal Council are noted (Appendix B). The objections centre mainly on the `alienation of land' and the principle of `Restorative Justice' It is difficult to reconcile the comments made by the Aikonese Tribal Council with the intended objective of the proposal, which is to provide much needed, dignified housing opportunities to residents living in informal settlements in Middelpoort, and to alleviate a critical housing shortage. A key objective of the development is to promote sustainable livelihoods in the Middelpoort community and long-term resilience. The proposed development is further not in conflict with the Spatial Development Framework (SDF)". The heritage specialists' findings are noted.</p> <p>2.2.3 This Directorate further notes the comments and objections provided by the Aikonese Cochoqua Khoi Tribal Council included the lack of consultation with the Khoi Tribal Council regarding the proposal. Although the EIA Report has been circulated and the Council has been provided with the EIA Report, please ensure that the necessary engagement with affected groups is undertaken with the assistance of the heritage specialists.</p> <p>2.2.4 Please ensure that a final comment is obtained from Heritage Western Cape. All comments provided by Heritage Western Cape must be addressed prior to the submission of the final EIA Report.</p> <p>2.2.5 This Directorate recommends that further engagement with the interested and affected parties takes place and that the revised draft EIA Report, which includes Heritage Western Cape's</p>	<p>Noted.</p> <p>Noted. The revised draft EIR will again be circulated for 30 days comment.</p> <p>Noted. The revised draft EIR will again be circulated to HWC for 30 days comment.</p> <p>Noted. The revised draft EIR will again be circulated to HWC for 30 days comment.</p>
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		<p>comments, is circulated for an additional 30-day commenting period.</p> <p>2.3 Alternatives: Please provide reasons why the alternative layout is not preferred.</p> <p>2.4 Public Participation Process:</p> <p>2.4.1 You are required to submit proof of the Public Participation Process being conducted for the draft EIA Report. This will include (but is not limited to):</p> <ul style="list-style-type: none"> <li>• Proof that the draft EIA Report was made available to registered I&amp;APs;</li> <li>• All comments received from I&amp;APs;</li> <li>• A Comments and Responses Report, indicating all the comments received from I&amp;APs on the draft EIA Report and the responses thereto; and</li> <li>• A complete list of registered I&amp;APs.</li> </ul> <p>2.4.2 The Comments and Responses Report on the draft Scoping Report indicates that the draft EIA Report will be sent to <a href="mailto:jcoetzee@wwf.org.za">jcoetzee@wwf.org.za</a> for comment. Please ensure that the required proof and any response received are provided in the final EIA Report.</p>	<p>Noted. Please refer to revised EIR for reasons. The layout was designed to incorporate the needs and identified area by town planners in terms of planning requirements and send to the Saldanha Bay Municipality for approval before the EIR process was commenced with. Therefore the alternative layout is not preferred. Refer to section 3.3 <b>Design or layout alternatives, last paragraph</b></p> <p>Noted. Please refer to this report for proof of Public Participation Process being conducted and more detail.</p> <p>Noted. Please refer to this report for proof of Public Participation Process being conducted and more detail.</p> <p>Noted. Please refer to this report for proof and comments received from WWF.</p>
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		<p>2.4.3 Please ensure that all comments are adequately addressed prior to the submission of the final EIA Report. Omission of any required information may result in the refusal of the application for environmental authorisation.</p> <p>2.5 Environmental Management Programme (“EMPr”):</p> <p>2.5.1 Please ensure that the application reference (Reference No.: 16/3/3/2/F4/17/3013/24) is included on the cover page of the EMPr.</p> <p>2.5.2 Paragraph 5.4 on page 18 refers to the Cederberg Municipality. Please ensure that this is amended to refer to the Saldanha Bay Municipality.</p> <p>2.6 Declarations by applicant, Environmental Assessment Practitioner (“EAP”) and specialists on final EIA Report:</p> <p>2.6.1 You are hereby reminded to include the duly dated and signed declarations of the applicant, EAP and various specialists in the final EIA Report.</p> <p>3. In accordance with Regulation 23(1)(a) of the EIA Regulations, 2014 (as amended) the EIA Report must be submitted to this Department within a period of 106 days calculated from 01 July 2024, i.e., the final EIA Report must be submitted on or before 18 October 2024.</p> <p>4. If, however, significant changes have been made or significant new information has been added to the report, the applicant/EAP must notify the Department that an additional 50 days (i.e., 156 days from the date of acceptance of the final Scoping Report) will be required for submission of the report. The additional 50 days must include a</p>	<p>Noted. Please refer to this table for comments received and responses thereto.</p> <p>Noted. Draft EIR revised to include reference number on first page.</p> <p>Noted. Apologies for the error. Revised draft EIR was corrected to refer to Saldanha Bay Municipality.</p> <p>Noted. Will be signed and updated when final is submitted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted. However, significant changes required a revised EIR to be send for 30 days comment and both an additional 50 days notification and regulation 3(7) extension was requested and granted.</p>
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		<p>minimum 30-day commenting period to allow registered I&amp;APs to comment on the revised report/additional information.</p> <p>5. Should the final EIA Report not be submitted by 18 October 2024, or within 156 days from the date of acceptance of the final Scoping Report where an extension is applicable, the application shall lapse in terms of Regulation 45 of the EIA Regulations, 2014 (as amended) and your file will be closed. Should you wish to continue, a new application form must be submitted.</p> <p>6. Please note that the activity may not commence prior to an environmental authorisation being granted by the Department. It is prohibited in terms of Section 24F of the National Environmental Management Act, 1998 (Act No. 107 of 1998) for a person to commence with a listed activity unless the competent authority has granted an environmental authorisation for the undertaking of the activity. A person convicted in terms of this prohibition is liable to a fine not exceeding R10 million or imprisonment for a period not exceeding ten years, or to both such fine and imprisonment.</p> <p>7. Kindly quote the abovementioned reference number in any future correspondence regarding the application.</p> <p>The Directorate reserves the right to revise or withdraw comments or request further information based on any information received.</p>	<p>Noted. However, significant changes required a revised EIR to be send for 30 days comment and both an additional 50 days notification and regulation 3(7) extension was requested and granted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
Department of Environmental Affairs and	06 December 2024	REQUEST FOR AN EXTENSION OF THE TIMEFRAME TO SUBMIT THE FINAL ENVIRONMENTAL IMPACT ASSESSMENT	Noted.

<p>Development Planning Rondine Isaacs Directorate: Development Management, Region 1</p>		<p>(“EIA”) REPORT IN TERMS OF REGULATION 3(7) OF THE EIA REGULATIONS, 2014 (AS AMENDED): PROPOSED ESTABLISHMENT OF THE MIDDELPOS HOUSING DEVELOPMENT ON PORTION 3 OF FARM KLIPRUG NO. 282, MIDDELPOS, SALDANHA BAY.</p> <p>1. The correspondence from Mr. N. Hanekom of Enviro-EAP Environmental Consultants, as received by this Department via electronic mail correspondence on 06 December 2024, refers.</p> <p>2. This letter serves as an acknowledgement of receipt of the aforementioned correspondence by this Department.</p> <p>3. This Department has reviewed the correspondence and noted the following:</p> <p>3.1. A Regulation 3(7) extension was requested and is deemed appropriate in this instance, as there were exceptional/unforeseen circumstances (i.e., since a Botanical Offset Report must be compiled, as requested by CapeNature).</p> <p>3.2. The revised EIA Report, inclusive of the Botanical Offset Report will be made available for comment once the required report has been compiled.</p> <p>4. Your attention is drawn to Regulation 3(7) of the EIA Regulations, 2014 (as amended), which states the following: “In the event where the scope of work must be expanded based on the outcome of an assessment done in accordance with these Regulations, which outcome could not be anticipated prior to the undertaking of the assessment, or in the event</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted. Correct.</p> <p>Noted.</p>
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		<p>where exceptional circumstances can be demonstrated, the competent authority may, prior to the lapsing of the relevant prescribed timeframe, in writing, extend the relevant prescribed timeframe and agree with the applicant on the length of such extension”.</p> <p>5. You are hereby advised that the competent authority accepts your motivation and grants your request for an extension of time in terms of Regulation 3(7) of the EIA Regulations, 2014 (as amended). The final EIA Report must be submitted to this Department by 30 June 2025.</p> <p>6. Please note that it is prohibited in terms of Section 24F of the National Environmental Management Act, 1998 (Act No. 107 of 1998) for a person to commence with a listed activity unless the competent authority has granted an environmental authorisation for the undertaking of the activity. A person convicted in terms of this prohibition is liable to a fine not exceeding R10 million or imprisonment for a period not exceeding ten years, or to both such fine and imprisonment.</p>	<p>Noted.</p> <p>Take note that the final EIR will not be able to be submitted by 30 June 2025, unless an extended regulation 3(7) period is granted. A new application will be submitted, and a revised draft EIR send under the new reference number. The accepted scoping report is still within the 2 years and the adverts, site notices and neighbours notices was send and placed in February 2024 and therefore still within tow years, which will require that a new draft EIR be sent for 30 days before final is submitted in 106 days.</p> <p>Noted.</p>
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		7. Kindly quote the abovementioned reference number in any future correspondence in respect of this application.	Noted.
CapeNature	23 October 2024	<p>RE: DEIAR-THE PROPOSED ESTABLISHMENT OF THE MIDDELPOS HOUSING DEVELOPMENT ON PORTION 3 OF FARM KLIPRUG NO. 282, MIDDELPOS, SALDANHA BAY</p> <p>Competent Authority ref: 16/3/3/2/F4/17/3013/24</p> <p>Herewith CapeNature's comment on this application.</p> <p>1. Based on the terrestrial biodiversity assessment and botanical compliance statement the following is understood:</p> <p>1.1 No botanical species of conservation concern were observed on site.</p> <p>1.2 Langebaan Dune Strandveld, Saldanha Limestone Strandveld, Saldanha Flats Strandveld are mapped on the development site.</p> <p>1.3 The botanical specialist survey conducted confirmed the presence of degraded Langebaan Dune Strandveld across most of the western portion of the site. Saldanha Limestone Strandveld was present on the western portion of the site and degraded Saldanha Flats Strandveld occurs in the eastern corner of the site.</p> <p>1.4 The botanical specialist assessed a medium negative residual impact for development of the site.</p> <p>1.5 The site consists of CBA related to the vegetation types present and climate adaptation corridor among others.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>Correct.</p> <p>Correct.</p> <p>Correct.</p> <p>Correct.</p> <p>Correct.</p>

		<p>2. It is agreed as per the terrestrial biodiversity specialist that the development of the site will not significantly impact the climate adaptation CBA functionality.</p> <p>3. The botanical specialist has not made it clear whether the vegetation on site is representative of the mapped vegetation types or not. Some sections of the terrestrial biodiversity assessment indicate that the vegetation structure is not representative while other sections and delineation has identified the existing vegetation types in different states of degradation. Vegetation on site being representative of mapped vegetation types affects the impact assessment, as one is either impacting a threatened ecosystem or not. For example, one would not expect ecosystem threat status to be a factor considered as part of the impact receptor for vegetation that is not representative of a specific vegetation type of a certain threat status.</p> <p>4. The SEI calculations for Saldanha Limestone Strandveld, degraded Saldanha Limestone Strandveld are incorrect as SEI matrix has been used incorrectly. This would change the SEI for the vegetation type delineations and could impact the impact assessment considering the change in SEI.</p>	<p>Agreeing that the development of the site will not significantly impact the climate adaptation CBA functionality is noted.</p> <p>Noted. The plant species assessment and terrestrial biodiversity assessment was amended to make clear that the Langebaan Dune Strandveld does not represent the vegetation structure of the vegetation type due to previous disturbances and site only containing pioneer species. The other two vegetation types were refined. Please refer to updated reports. Approximately 3 ha was mapped inside the urban edge as medium sensitivity that requires offset as mitigation. Mapped CBA areas with high sensitivity inside an urban edge or area requires a 1:2 ha offset in terms of the Western Cape Offset guidelines. Therefore approximately 6ha of Saldanha Limestone fynbos would require offset. The rest of the proposed development area SEI was mapped to have a low sensitivity because of the secondary vegetation and its mostly pioneer species on site and therefore would not require a biodiversity offset.</p>
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		<p>5. Based on the impact assessment provided a biodiversity offset is warranted and should be considered. The botanical specialist should provide clarity on whether the residual impact as calculated will still be medium negative based on whether the mapped vegetation types are represented on site or not, as vegetation type was also a factor in the CBA mapping of the site. If vegetation type no longer exists on site – then CBA reason no longer applicable.</p> <p>6. Note that the site is within the offset-receiving area as per the SSOS.</p> <p>CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.</p>	<p>Noted. The SEI for all vegetation types was amended. Please refer to updated reports.</p> <p>Noted. The SSOS is a factor that needs to be considered, but it's not really a constraining factor because this development is in the offset receiving area, which is large areas, which is something that needs to be considered. The SOSS is not a trigger area on this site.</p> <p>Noted.</p>
Department of Agriculture. Eisenburg	5/12/2024	<p>From an agriculture perspective the Western Cape Department of Agriculture has no objection to the proposed application.</p> <p>Please note: Kindly quote the above-mentioned reference number in any future correspondence in respect of the application.</p> <p>The department reserves the right to revise initial comments and request further information based on the information received.</p>	<p>No objection noted.</p> <p>Noted.</p> <p>Noted.</p>

<p>Gavin Venter AfriSam</p>	<p>Email dated 31/01/2025</p>	<p>Nicolaas Hi</p> <p>Thanking you for your response. Unfortunately the Saldanha Municipal records probably reflect the details of people that have either left the company or have retired, thus we are trying to use the evergreen “Companysecretary” mail address going forward to ensure continuity.</p> <p>It is noted that you will be redrafting a revised EIR for comment some time in the future and that we will be included for comments.</p> <p>In the interim, please be aware that we have had a mining right on the adjacent property (Ptn 15 of 282) for many years and as such, any new development is required to maintain a buffer between the mine and the development. We are in the process of a partial closure of this part of the mining area, but until we can resolve some bureaucracy, this will need to be observed.</p> <p>Regards</p> <p>Gavin</p>	<p>Noted. I will send all reports for 30 days comment to the emails provided in the email.</p> <p>Correct. I will send all reports for 30 days comment to the emails provided in the email.</p> <p>Noted. The proposed development take cognisance of the buffer of the mine right.</p>

**REFERENCE:** 16/3/3/2/F4/17/3013/24

**DATE:** 17 September 2024

The Municipal Manager  
Saldanha Bay Municipality  
Private Bag X12  
VREDENBURG  
7380

**Attention: Mr. Heinrich Mettler**

E-mail: [Heinrich.Mettler@sbm.gov.za](mailto:Heinrich.Mettler@sbm.gov.za)

Dear Sir

**ACKNOWLEDGEMENT OF RECEIPT OF THE DRAFT ENVIRONMENTAL IMPACT ASSESSMENT (“EIA”) REPORT FOR THE PROPOSED ESTABLISHMENT OF THE MIDDELPOS HOUSING DEVELOPMENT ON PORTION 3 OF FARM KLIPRUG NO. 282, MIDDELPOS, SALDANHA BAY.**

1. The above-mentioned document as received by this Department via electronic mail correspondence on 12 September 2024, refers.
2. This letter serves as an acknowledgement of receipt of the aforementioned document by this Directorate.
3. This Directorate will provide comment on the draft EIA Report within the 30-day commenting period, which commenced on 13 September 2024, and will advise you accordingly.
4. It is prohibited in terms of Section 24F of the National Environmental Management Act, 1998 (Act No. 107 of 1998) for a person to commence with a listed activity unless the competent authority has granted an environmental authorisation for the undertaking of the activity. A person convicted of an offence in terms of the above is liable for a fine not exceeding R10 million or to imprisonment for a period not exceeding 10 years, or to both such fine and imprisonment.
5. Kindly quote the abovementioned reference number in any future correspondence regarding the application.

Yours faithfully

**Taryn**  
Digitally signed  
by Taryn Dreyer  
Date:  
2024.09.17  
14:30:52 +02'00'

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

CC: (1) Mr. Nicolaas Hanekom (Enviro EAP (Pty) Ltd.)  
(2) Ms. Nazeema Duarte (Saldanha Bay Municipality)  
(3) Mr. Andre Oosthuizen (DEA&DP: DDF)

E-mail: [nicolaas@enviro-eap.co.za](mailto:nicolaas@enviro-eap.co.za)  
E-mail: [Nazeema.Duarte@sbm.gov.za](mailto:Nazeema.Duarte@sbm.gov.za)  
E-mail: [Andre.Oosthuizen@westerncape.gov.za](mailto:Andre.Oosthuizen@westerncape.gov.za)

**REFERENCE:** 16/3/3/2/F4/17/3013/24  
**DATE:** 22 October 2024

The Municipal Manager  
Saldanha Bay Municipality  
Private Bag X12  
VREDENBURG  
7380

**Attention: Mr. Heinrich Mettler**

E-mail: [Heinrich.Mettler@sbm.gov.za](mailto:Heinrich.Mettler@sbm.gov.za)

Dear Sir

**ACKNOWLEDGEMENT OF RECEIPT OF THE NOTIFICATION OF EXTENSION REGARDING THE SUBMISSION OF THE ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REPORT WITHIN A PERIOD OF 156 DAYS IN ACCORDANCE WITH REGULATION 23(1)(b) OF THE EIA REGULATIONS, 2014 (AS AMENDED); PROPOSED ESTABLISHMENT OF THE MIDDELPOS HOUSING DEVELOPMENT ON PORTION 3 OF FARM KLIPRUG NO. 282, MIDDELPOS, SALDANHA BAY.**

1. The correspondence provided by Mr. Nicolaas Hanekom of Enviro-EAP (Pty) Ltd., dated and received by this Department via electronic mail correspondence on 16 October 2024, refers.
2. This letter serves as an acknowledgement of receipt of the aforementioned correspondence by this Department.
3. This Department has reviewed the correspondence and noted the following:
  - The draft EIA Report was circulated for comment for a period of 30 days during the application phase of the Public Participation Process.
  - The comments received requested the need for a revised draft EIA Report to be made available.
  - Additional information will be included in the revised draft EIA Report which will be brought to the attention of registered interested and affected parties.
  - A further round of public participation of at least 30 days will be undertaken.
  - The final EIA Report will therefore be submitted within 156 days of Department's acceptance of the Scoping Report.
4. Your attention is drawn to Regulation 23(1)(b) of the EIA Regulations, 2014 (as amended) which states the following:

*"The applicant must within 106 days of the acceptance of the scoping report submit to the competent authority—  
a notification in writing that the reports, and an EMPr, will be submitted within 156 days of receipt of the application by the competent authority, as significant changes have been made or significant new information has been added to the environmental impact assessment report or EMPr, which changes or information was not contained in the reports consulted on during the initial public participation process contemplated in subregulation*

(1)(a), and that the revised environmental impact assessment report or EMPr will be subjected to another public participation process of at least 30 days".

5. The EIA Report must be submitted within a period of 156 days of receipt of the acceptance of the Scoping Report.
6. Please note that it is prohibited in terms of Section 24F of the National Environmental Management Act, 1998 (Act No. 107 of 1998) for a person to commence with a listed activity unless the competent authority has granted an environmental authorisation for the undertaking of the activity. A person convicted in terms of this prohibition is liable to a fine not exceeding R10 million or imprisonment for a period not exceeding ten years, or to both such fine and imprisonment.
7. Kindly quote the abovementioned reference number in any future correspondence in respect of this application.

Yours faithfully

**Taryn Dreyer** Digitally signed  
by Taryn Dreyer  
Date: 2024.10.22  
11:21:00 +02'00'

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

CC: (1) Mr. Nicolaas Hanekom (Enviro EAP (Pty) Ltd.)  
(2) Ms. Nazeema Duarte (Saldanha Bay Municipality)  
(3) Mr. Andre Oosthuizen (DEA&DP: DDF)  
(4) Ms. W. Dhansay (Heritage Western Cape)

E-mail: [nicolaas@enviro-eap.co.za](mailto:nicolaas@enviro-eap.co.za)  
E-mail: [Nazeema.Duarte@sbm.gov.za](mailto:Nazeema.Duarte@sbm.gov.za)  
E-mail: [Andre.Oosthuizen@westerncape.gov.za](mailto:Andre.Oosthuizen@westerncape.gov.za)  
E-mail: [Waseefa.Dhansay@westerncape.gov.za](mailto:Waseefa.Dhansay@westerncape.gov.za)

**Nicolaas Hanekom**

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**From:** Franci Gresse <fgresse@wwf.org.za>  
**Sent:** Wednesday, October 23, 2024 8:16 AM  
**To:** Nicolaas Hanekom  
**Cc:** Jan Coetzee; Sylvia Kamanja  
**Subject:** FW: DRAFT EIR FOR 30 DAYS COMMENT. DEA&DP: REF. NO. 16/3/3/2/F4/17/3013/24 in support of an ENVIRONMENTAL AUTHORIZATION for THE PROPOSED ESTABLISHMENT OF THE MIDDELPOS HOUSING DEVELOPMENT ON PORTION 3 OF FARM KLIPRUG NO. 282, MID

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr Hanekom

Your request for comments on the proposed Middelpoos housing development application refer.

Please note that WWF-SA is the owner of PTN 18 OF FARM KLIPRUG 282 (bordering directly onto Ptn 3 of Farm Kliprug 282) and are in the process of declaring the property a nature reserve due to its biodiversity value. We would appreciate if you could please confirm that WWF-SA is registered as an adjacent landowner in the I&AP database.

We are concerned that the effect of cumulative impacts related to the proposed housing development is not properly assessed. Based on our observations, the local communities are highly dependent on the adjacent agricultural properties for grazing and will use it even without permission from the relevant landowner as in our case. As a result, the general condition of the vegetation in this landscape shows clear signs of being overgrazed. Waste pollution is another area of concern as it appears that the municipality is already unable manage the existing volume of waste generated from the surrounding communities. We would thus appreciate your consideration of the following:

1. The EIA report mainly considers cumulative impacts during the construction phase, without looking at the long term impact of the development on the landscape.
2. The proposed development is in the southeastern corner of the property and is proposed to take place in two phases. The first phase is located inside the urban edge and the second phase outside. Taking this into consideration, there is a risk for development creep over time which is not addressed in the assessment.
3. Existing pressures on natural resources resulting from the communities' use thereof is not addressed. These pressures can only be expected to continue to increase over time as the community grow and more development takes place.
4. The EIA report only assess waste generated during the construction phase and fails to consider the impact of additional waste generated after construction when the new development is occupied. There are clear signs in the landscape that waste management is an existing problem and we are concerned that this will only be exacerbated over time without additional measures/capacity within the municipality.

Kind regards  
Franci

**Franci Gresse**

**REFERENCE:** 16/3/3/2/F4/17/3013/24  
**DATE:** 11 October 2024

The Municipal Manager  
Saldanha Bay Municipality  
Private Bag X12  
VREDENBURG  
7380

**Attention: Mr. Heinrich Mettler**

E-mail: [Heinrich.Mettler@sbm.gov.za](mailto:Heinrich.Mettler@sbm.gov.za)

Dear Sir

**COMMENT ON THE DRAFT ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REPORT FOR THE PROPOSED ESTABLISHMENT OF THE MIDDELPOS HOUSING DEVELOPMENT ON PORTION 3 OF FARM KLIPRUG NO. 282, MIDDELPOS, SALDANHA BAY.**

1. The above-mentioned document as received by this Department via electronic mail correspondence on 12 September 2024, and this Department's acknowledgement of receipt letter dated 17 September 2024, respectively, refer.
2. This Department has considered the draft EIA Report and has the following comments:

2.1 Botanical impacts:

2.1.1 According to the Terrestrial Biodiversity Impact Assessment Report dated October 2023, the proposed site contains endangered and critically endangered vegetation. Although a significant portion of the site is classified as a terrestrial Critical Biodiversity Area ("CBA"), the site's ecological sensitivity was assessed to be moderate due to the transformed nature of the vegetation. Further, the area has been heavily impacted in the past and the vegetation structures compromised such that the vegetation recorded during the site survey consists of pioneer plants. None of the species listed in the Screening Tool Report were recorded on site and is not likely to occur. The vegetation does not represent the vegetation structures associated with the three vegetation types identified on the site. The climate adaptation corridor and coastal resource protection ecological processes identified in the CapeNature Biodiversity Spatial Plan (2017) will not be affected and the proposed development will not result in the degradation of ecological process. Therefore, the impact on the CBA and the Site Ecological Sensitivity was assessed to be medium.

2.1.2 The Terrestrial Biodiversity Impact Assessment Report recommended that an offset is not required due to the transformed nature of the site and the fact that no species of conservation concern were recorded and the proposed development will not affect or impact on ecological process.

2.1.3 Based on the above, you are required to obtain confirmation from CapeNature whether an offset is required.

2.1.4 CapeNature's comments on the Scoping Report advised that the implications of the development on the offset receiving area of the SSOS need to be addressed. The Environmental Assessment Practitioner's response indicated the terrestrial Biodiversity Assessment provides details on impacts on SOSS, as follows; "According to maps, but that is high level and difficult to determine, this area is just outside the SOSS (Peninsula Consolidation offset receiving area) and the mapped area is just to the north and west of the site, which is agreed with and should be conserved".

2.1.5 Should CapeNature advise that an offset is required, an Offset Specialist Report must be compiled by a suitably qualified specialist. In such instance, a revised draft EIA Report must be made available for a period of 30 days.

## 2.2 Heritage impacts:

2.2.1 It is noted that a Heritage Impact Assessment and Paleontological Report have been completed and appended as Appendix E to the draft EIA Report.

2.2.2 According to the Heritage Impact Assessment Report dated September 2024, "Objections to the housing development by the Aikonese Cochoqua Khoi Tribal Council are noted (Appendix B). The objections centre mainly on the 'alienation of land' and the principle of 'Restorative Justice' It is difficult to reconcile the comments made by the Aikonese Tribal Council with the intended objective of the proposal, which is to provide much needed, dignified housing opportunities to residents living in informal settlements in Middelpos, and to alleviate a critical housing shortage. A key objective of the development is to promote sustainable livelihoods in the Middelpos community and long-term resilience. The proposed development is further not in conflict with the Spatial Development Framework (SDF)". The heritage specialists' findings are noted.

2.2.3 This Directorate further notes the comments and objections provided by the Aikonese Cochoqua Khoi Tribal Council included the lack of consultation with the Khoi Tribal Council regarding the proposal. Although the EIA Report has been circulated and the Council has been provided with the EIA Report, please ensure that the necessary engagement with affected groups is undertaken with the assistance of the heritage specialists.

2.2.4 Please ensure that a final comment is obtained from Heritage Western Cape. All comments provided by Heritage Western Cape must be addressed prior to the submission of the final EIA Report.

2.2.5 **This Directorate recommends that further engagement with the interested and affected parties takes place and that the revised draft EIA Report, which includes Heritage Western Cape's comments, is circulated for an additional 30-day commenting period.**

## 2.3 Alternatives:

Please provide reasons why the alternative layout is not preferred.

## 2.4 Public Participation Process:

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

- Proof that the draft EIA Report was made available to registered I&APs;

- All comments received from I&APs;
  - A Comments and Responses Report, indicating all the comments received from I&APs on the draft EIA Report and the responses thereto; and
  - A complete list of registered I&APs.
- 2.4.2 The Comments and Responses Report on the draft Scoping Report indicates that the draft EIA Report will be sent to [jcoetzee@wwf.org.za](mailto:jcoetzee@wwf.org.za) for comment. Please ensure that the required proof and any response received are provided in the final EIA Report.
- 2.4.3 Please ensure that all comments are **adequately addressed** prior to the submission of the final EIA Report. Omission of any required information may result in the refusal of the application for environmental authorisation.
- 2.5 Environmental Management Programme ("EMPr"):
- 2.5.1 Please ensure that the application reference (Reference No.: 16/3/3/2/F4/17/3013/24) is included on the cover page of the EMPr.
- 2.5.2 Paragraph 5.4 on page 18 refers to the Cederberg Municipality. Please ensure that this is amended to refer to the Saldanha Bay Municipality.
- 2.6 Declarations by applicant, Environmental Assessment Practitioner ("EAP") and specialists on final EIA Report:
- 2.6.1 You are hereby reminded to include the duly dated and signed declarations of the applicant, EAP and various specialists in the final EIA Report.
3. In accordance with Regulation 23(1)(a) of the EIA Regulations, 2014 (as amended) the EIA Report must be submitted to this Department within a period of 106 days calculated from 01 July 2024, i.e., the final EIA Report must be submitted on or before **18 October 2024**.
  4. If, however, significant changes have been made or significant new information has been added to the report, the applicant/EAP must notify the Department that an additional 50 days (i.e., 156 days from the date of acceptance of the final Scoping Report) will be required for submission of the report. The additional 50 days must include a minimum 30-day commenting period to allow registered I&APs to comment on the revised report/additional information.
  5. Should the final EIA Report not be submitted by 18 October 2024, or within 156 days from the date of acceptance of the final Scoping Report where an extension is applicable, the application shall lapse in terms of Regulation 45 of the EIA Regulations, 2014 (as amended) and your file will be closed. Should you wish to continue, a new application form must be submitted.
  6. Please note that the activity may not commence prior to an environmental authorisation being granted by the Department. It is prohibited in terms of Section 24F of the National Environmental Management Act, 1998 (Act No. 107 of 1998) for a person to commence with a listed activity unless the competent authority has granted an environmental authorisation for the undertaking of the activity. A person convicted in terms of this prohibition is liable to a fine not exceeding R10 million or imprisonment for a period not exceeding ten years, or to both such fine and imprisonment.

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

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

Yours faithfully

**Taryn** Digitally signed  
by Taryn Dreyer  
**Dreyer** Date: 2024.10.11  
07:58:35 +02'00'

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

CC: (1) Mr. Nicolaas Hanekom (Enviro EAP (Pty) Ltd.)  
(2) Ms. Nazeema Duarte (Saldanha Bay Municipality)  
(3) Mr. Andre Oosthuizen (DEA&DP: DDF)  
(4) Ms. W. Dhansay (Heritage Western Cape)

E-mail: [nicolaas@enviro-eap.co.za](mailto:nicolaas@enviro-eap.co.za)  
E-mail: [Nazeema.Duarte@sbm.gov.za](mailto:Nazeema.Duarte@sbm.gov.za)  
E-mail: [Andre.Oosthuizen@westerncape.gov.za](mailto:Andre.Oosthuizen@westerncape.gov.za)  
E-mail: [Waseefa.Dhansay@westerncape.gov.za](mailto:Waseefa.Dhansay@westerncape.gov.za)

Postal PO Box 26, Porterville, 6810  
Physical 72 Voortrekker Street, Porterville, 6810  
Website [www.capenature.co.za](http://www.capenature.co.za)  
Enquiries Ismat Adams  
Telephone 0870873188  
Email [iadams@capenature.co.za](mailto:iadams@capenature.co.za)  
Reference SSD14/2/6/1/8/4/\_3/282-Kliprug\_Middelpos  
Date 23 October 2024

Enviro-EAP (Pty) Ltd

Via email: [nicolaas@enviro-eap.co.za](mailto:nicolaas@enviro-eap.co.za)

Attention: Nicolaas Hanekom

Dear Nicolaas

**RE: DEIAR-THE PROPOSED ESTABLISHMENT OF THE MIDDELPOS HOUSING DEVELOPMENT ON PORTION 3 OF FARM KLIPRUG NO. 282, MIDDELPOS, SALDANHA BAY**

Competent Authority ref: 16/3/3/2/F4/17/3013/24

Herewith CapeNature's comment on this application.

1. Based on the terrestrial biodiversity assessment and botanical compliance statement the following is understood:
  - 1.1 No botanical species of conservation concern were observed on site.
  - 1.2 Langebaan Dune Strandveld, Saldanha Limestone Strandveld, Saldanha Flats Strandveld are mapped on the development site.
  - 1.3 The botanical specialist survey conducted confirmed the presence of degraded Langebaan Dune Strandveld across most of the western portion of the site. Saldanha Limestone Strandveld was present on the western portion of the site and degraded Saldanha Flats Strandveld occurs in the eastern corner of the site.
  - 1.4 The botanical specialist assessed a medium negative residual impact for development of the site.
  - 1.5 The site consists of CBA related to the vegetation types present and climate adaptation corridor among others.
2. It is agreed as per the terrestrial biodiversity specialist that the development of the site will not significantly impact the climate adaptation CBA functionality.
3. The botanical specialist has not made it clear whether the vegetation on site is representative of the mapped vegetation types or not. Some sections of the terrestrial biodiversity assessment indicate that the vegetation structure is not representative while other sections and delineation has identified the existing vegetation types in different states of degradation. Vegetation on site being representative of mapped vegetation types affects the impact assessment, as one is either impacting a threatened ecosystem or not. For example, one would not expect ecosystem threat status to be a factor considered as part of the impact receptor for vegetation that is not representative of a specific vegetation type of a certain threat status.
4. The SEI calculations for Saldanha Limestone Strandveld, degraded Saldanha Limestone Strandveld are incorrect as SEI matrix has been used incorrectly. This would change the SEI

Page 1 of 2

for the vegetation type delineations and could impact the impact assessment considering the change in SEI.

5. Based on the impact assessment provided a biodiversity offset is warranted and should be considered. The botanical specialist should provide clarity on whether the residual impact as calculated will still be medium negative based on whether the mapped vegetation types are represented on site or not, as vegetation type was also a factor in the CBA mapping of the site. If vegetation type no longer exists on site – then CBA reason no longer applicable.
6. Note that the site is within the offset-receiving area as per the SSOS.

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

Kind regards,

Ismat Adams Digitally signed by Ismat Adams  
Date: 2024.10.23 09:57:57 +02'00'

Land-Use Scientist: Landscape West  
Conservation Operations

---

**OUR REFERENCE** : 20/9/2/2/11/060  
**YOUR REFERENCE** : -  
**DEA&DP REFERENCE** : 16/3/3/2/F4/17/3013/24  
**ENQUIRIES** : Cor van der Walt/Fadwa Mohammed

Enviro-EAP Environmental Consultants  
Email: nicolaas@enviro-eap.co.za

Att: Nicolaas Hanekom

**PROPOSED ESTABLISHMENT OF THE MIDDELPOS HOUSING DEVELOPMENT:  
DIVISION VREDENBURG  
PORTION 3 OF THE FARM KLIPRUG NO 282**

Your application of 18 September 2024 has reference.

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

Please note:

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

Yours sincerely



**Mr. CJ van der Walt**  
**LANDUSE MANAGER: LANDUSE MANAGEMENT**  
**2024-12-05**

<u>Copies:</u> Department of Environmental Affairs & Development Planning 1 Dorp Street Cape Town 8000	Saldanha Bay Municipality Private Bag X12 VREDENBURG 7380
--	--

**Nicolaas Hanekom**

---

**From:** Gavin Venter <gavin.venter@za.afrisam.com>  
**Sent:** Friday, January 31, 2025 2:52 PM  
**To:** Nicolaas Hanekom; Admin  
**Cc:** Oscar Olen; Vishal Aniruth; AfriSam Company Secretary  
**Subject:** RE: DRAFT EIR FOR 30 DAYS COMMENT. DEA&DP: REF. NO. 16/3/3/2/F4/17/3013/24 in support of an ENVIRONMENTAL AUTHORIZATION for THE PROPOSED ESTABLISHMENT OF THE MIDDELPOS HOUSING DEVELOPMENT ON PORTION 3 OF FARM KLIPRUG NO. 282, MID



Nicolaas Hi

Thanking you for your response. Unfortunately the Saldanha Municipal records probably reflect the details of people that have either left the company or have retired, thus we are trying to use the evergreen "Companysecretary" mail address going forward to ensure continuity.

It is noted that you will be redrafting a revised EIR for comment some time in the future and that we will be included for comments.

In the interim, please be aware that we have had a mining right on the adjacent property (Ptn 15 of 282) for many years and as such, any new development is required to maintain a buffer between the mine and the development. We are in the process of a partial closure of this part of the mining area, but until we can resolve some bureaucracy, this will need to be observed.

Regards

Gavin

To view AfriSam's legal disclaimer, please go to <https://www.afrisam.co.za/legal/>

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**From:** Nicolaas Hanekom <nicolaas@enviro-eap.co.za>  
**Sent:** 17 December 2024 15:13  
**To:** Gavin Venter <gavin.venter@za.afrisam.com>; Admin <admin@enviro-eap.co.za>  
**Cc:** Oscar Olen <oscar.olen@za.afrisam.com>; Vishal Aniruth <vishal.aniruth@za.afrisam.com>; AfriSam Company Secretary <companysecretary@za.afrisam.com>  
**Subject:** RE: DRAFT EIR FOR 30 DAYS COMMENT. DEA&DP: REF. NO. 16/3/3/2/F4/17/3013/24 in support of an ENVIRONMENTAL AUTHORIZATION for THE PROPOSED ESTABLISHMENT OF THE MIDDELPOS HOUSING DEVELOPMENT ON PORTION 3 OF FARM KLIPRUG NO. 282, MID

Good day Mr Venter

Apologies for late reply. AfriSam did receive notice as a neighbour of the application, but did not register. An email was sent using the information received from Saldanha Bay Municipality. No request for registration was sent. Be that as it may, please find below share link to draft EIR.

[Send-Draft-EIR](#)

If you want to you can send me comments, but the application was put on hold until middle 2025. I need to send out a revised draft EIR for 30 days comment. I have registered yourself as per the list in email and will include you in the email that I will send once the report is ready for 30 days comment.

Vriendelike Groete / Kind regards

Nicolaas Hanekom  
Director. Enviro-EAP  
Pri Sci Nat (Reg. No. 004415)  
Ecological Science (Pri.Sci.Nat); Aquatic Science, Zoological & Conservation Science (Cand.Sci.Nat)  
Reg. EAP (EAPASA): 2020/1146  
Competent Carbon Footprint Analyst

Contact number: 076 963 6450  
School str 2  
Agulhas  
South Africa  
7287



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**From:** Gavin Venter <[gavin.venter@za.afrisam.com](mailto:gavin.venter@za.afrisam.com)>  
**Sent:** Tuesday, 17 December 2024 06:35  
**To:** Nicolaas Hanekom <[nicolaas@enviro-eap.co.za](mailto:nicolaas@enviro-eap.co.za)>; Admin <[admin@enviro-eap.co.za](mailto:admin@enviro-eap.co.za)>  
**Cc:** Oscar Olen <[oscar.olen@za.afrisam.com](mailto:oscar.olen@za.afrisam.com)>; Vishal Aniruth <[vishal.aniruth@za.afrisam.com](mailto:vishal.aniruth@za.afrisam.com)>; AfriSam Company Secretary <[companysecretary@za.afrisam.com](mailto:companysecretary@za.afrisam.com)>; Gavin Venter <[gavin.venter@za.afrisam.com](mailto:gavin.venter@za.afrisam.com)>  
**Subject:** RE: DRAFT EIR FOR 30 DAYS COMMENT. DEA&DP: REF. NO. 16/3/3/2/F4/17/3013/24 in support of an ENVIRONMENTAL AUTHORIZATION for THE PROPOSED ESTABLISHMENT OF THE MIDDELPOS HOUSING DEVELOPMENT ON PORTION 3 OF FARM KLIPRUG NO. 282, MID



Nicolaas, Good Day

I have to date received no formal notification from you or your company yet regarding my mail below.

Note that we have mining rights on the two properties of ours that are indicated on the drawing below, and as such there are certain barriers that need to be maintained between our property and any developments as well as other implications.

We will draft a formal letter objecting to this development and the fact that we were not involved in the public participation thus far once businesses reopen in the new year.

Regards

Gavin



**GAVIN VENTER**  
**Manager Saldanha & Strategic Projects**  
Phone: +27 11 670 5560  
Mobile: +27 83 309 4246  
[gavin.venter@za.afrisam.com](mailto:gavin.venter@za.afrisam.com)

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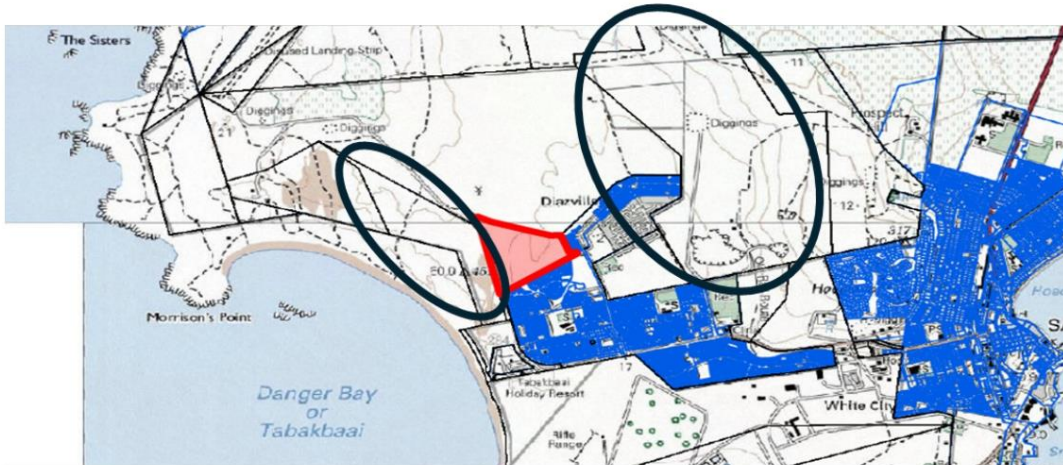
**From:** Gavin Venter  
**Sent:** 10 December 2024 08:01  
**To:** [nicolaas@enviro-eap.co.za](mailto:nicolaas@enviro-eap.co.za); [admin@enviro-eap.co.za](mailto:admin@enviro-eap.co.za)  
**Cc:** Oscar Olen <[OSCAR.OLEN@za.afrisam.com](mailto:OSCAR.OLEN@za.afrisam.com)>; Vishal Aniruth <[VISHALANIRUTH@za.afrisam.com](mailto:VISHALANIRUTH@za.afrisam.com)>; [company.secretary@za.afrisam.com](mailto:company.secretary@za.afrisam.com)  
**Subject:** FW: DRAFT EIR FOR 30 DAYS COMMENT. DEA&DP: REF. NO. 16/3/3/2/F4/17/3013/24 in support of an ENVIRONMENTAL AUTHORIZATION for THE PROPOSED ESTABLISHMENT OF THE MIDDELPOS HOUSING DEVELOPMENT ON PORTION 3 OF FARM KLIPRUG NO. 282, MID

Nicolaas, Hi

I received notification of this development whilst in conversation with the WWF yesterday. I am concerned that we were not included in the public participation process thus far as we are adjacent land owners and directly affected by this.

We are the owners of both Ptn 15/282 Kliprug situated immediately to the West of the proposed development and Farm 1288 situated to the east of Rem 3/282 and already have significant issues with illegal grazing, dumping and hunting on these properties.

## AfriSam Properties



We would appreciate a copy of the draft impact assessment report for review and comment as it no longer seems to appear on your web page.

Please address all correspondence going forward to all persons in copy.

Regards

Gavin

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**90 YEARS**

**GAVIN VENTER**  
Manager Saldanha & Strategic Projects  
Phone: +27 11 670 5560  
Mobile: +27 83 309 4246  
[gavin.venter@za.afrisam.com](mailto:gavin.venter@za.afrisam.com)

**Creating Concrete Possibilities**

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Click [here](#) to view our online disclaimer and legal notice. If you are unable to access the link please call +27 21 657 6600 for a copy.

From: Nicolaas Hanekom <[nicolaas@enviro-eap.co.za](mailto:nicolaas@enviro-eap.co.za)>

Sent: Thursday, 12 September 2024 15:49

To: [LutendoN@Dalrrd.gov.za](mailto:LutendoN@Dalrrd.gov.za); 'HOD.TransportPublicWorks@westerncape.gov.za'

<[HOD.TransportPublicWorks@westerncape.gov.za](mailto:HOD.TransportPublicWorks@westerncape.gov.za)>; 'westcoastdm@wcdm.co.za' <[westcoastdm@wcdm.co.za](mailto:westcoastdm@wcdm.co.za)>;

'WCDM Correspondence' <[mun@wcdm.co.za](mailto:mun@wcdm.co.za)>; [mun@sbm.gov.za](mailto:mun@sbm.gov.za); Ceoheritage <[Ceoheritage@westerncape.gov.za](mailto:Ceoheritage@westerncape.gov.za)>;

Ndobeni Nelisa (BVL) <[NdobeniN2@dws.gov.za](mailto:NdobeniN2@dws.gov.za)>; Dreyer Warren <[DreyerW@dws.gov.za](mailto:DreyerW@dws.gov.za)> ([DreyerW@dws.gov.za](mailto:DreyerW@dws.gov.za))

<[dreyerw@dws.gov.za](mailto:dreyerw@dws.gov.za)>; [landuse.elsenburg@elsenburg.com](mailto:landuse.elsenburg@elsenburg.com); [corvdw@elsenburg.com](mailto:corvdw@elsenburg.com); Brandon Layman

<Brandon.Layman@westerncape.gov.za>; Saliem Haider <Saliem.Haider@westerncape.gov.za>; Arabel McClelland <Arabel.McClelland@westerncape.gov.za>; 'Ismat Adams' <iadams@capenature.co.za>; mwheeler@capenature.co.za; DEADP EIA Admin <DEADPEIAadmin@westerncape.gov.za>; Duarte, Nazeema <Nazeema.Duarte@sbm.gov.za>; wcacouncil@gmail.com; irasa169@gmail.com; toppiroman@gmail.com; atmorerodgers123@gmail.com; chief.maart@cochoqua.org.za; admin-saldanha@cochoqua.org.za; Rondine Isaacs <Rondine.Isaacs@westerncape.gov.za>; jcoetzee@wwf.org.za; Johmandie Pienaar <johmandie@enviro-eap.co.za>; Nicolaas Hanekom <nicolaas@enviro-eap.co.za>  
Cc: Jean de Klerk (Cape Town) <jean.dk@ixengineers.co.za>; Nackerdien, Rashied <Rashied.Nackerdien@sbm.gov.za>; Admin <admin@enviro-eap.co.za>  
Subject: DRAFT EIR FOR 30 DAYS COMMENT. DEA&DP: REF. NO. 16/3/3/2/F4/17/3013/24 in support of an ENVIRONMENTAL AUTHORIZATION for THE PROPOSED ESTABLISHMENT OF THE MIDDELPOS HOUSING DEVELOPMENT ON PORTION 3 OF FARM KLIPRUG NO. 282, MID

**AVAILABILITY OF DRAFT ENVIRONMENTAL IMPACT ASSESSMENT REPORT (EIR) FOR 30 DAYS COMMENT. DEA&DP: REF. NO. 16/3/3/2/F4/17/3013/24 IN SUPPORT OF AN ENVIRONMENTAL AUTHORIZATION FOR THE PROPOSED ESTABLISHMENT OF THE MIDDELPOS HOUSING DEVELOPMENT ON PORTION 3 OF FARM KLIPRUG NO. 282, MIDDELPOS, SALDANHA BAY.**

Dear Key departments

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

The Draft EIR report 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 wetransfer link <https://we.tl/t-v79S7kKZ3m> **(please download wetransfer link within 5 days as it will expire after 5 days. Please don't hesitate to send me an email and I will resent a wetransfer link should it be required)**
- (iii) Comments on the Draft EIR and appendixes must be submitted to the EAP within 30 days (excluding public holidays, by not later than on or before 14 October 2024.

Please take note that I did go onto the website and check that the report is available and that the Draft EIR and appendixes can be downloaded. Please don't hesitate to contact me should you have any problems accessing the documents or if you require a cd or hard copy or another electronic link in order to access the report.

#### **(2) COMMENTING PERIOD OF THE DRAFT EIR AND DEADLINE FOR COMMENTS SUBMISSION**

The commenting period of the Draft EIR report and appendixes is **30 days EXCLUDING PUBLIC HOLIDAYS**, starting from the 13 September **2024** ending on the 14 October **2024**. Your comments on the Draft EIR and appendixes must be provided within the regulatory 30-day commenting period or by no later than the **14/10/2024**.

#### **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 EIR and its appendixes on this date **12 September 2024**, **commenting period commence on 13 September 2024**. As such all RI&APs and Stakeholders are considered to be "in possession" of the draft EIR and appendixes 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](mailto: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 (Reg. No. 004415)  
Ecological Science (Pri.Sci.Nat); Aquatic Science & Conservation Science (Cand.Sci.Nat)  
Reg. EAP (EAPASA): 2020/1146  
Competent Carbon Footprint Analyst

**Contact number:** 076 963 6450  
School str 2  
Agulhas  
South Africa  
7287



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