

PRE AND DRAFT BAR PHASES
SUMMARY OF THE PUBLIC PARTICIPATION PROCESS

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

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

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

Adverts will be placed in the following newspaper:

- Swartland Gazette on 11 March 2025



Leëders van die Laerskool Swartland het Donderdag na 'n rugbyoefening op hul A-veld byeengekóm en hul hare laat afskeer ter ondersteuning van 'n geliefde onderwyser, Dirk Malan (60), by wie kanker onlangs gedagnoseer is.

Leëders 'veg saam'

'n Mini-shavathon, wat die afgelope Donderdag (6 Maart) by die Laerskool Swartland se rugbyveld ter ondersteuning van 'n geliefde onderwyser en rugbyvrieter plaasgevind het, het hoender-vleis-ombylke en trane opgelewer. Tog was breë glimlagte ook aan die orde van die dag toe leëders hul gunsteling "meneer" weer kon sien en met die woorde "We will fight with you" op die veld verwelkom het.

Dirk Malan (60), wat vir langer as 25 jaar by LSS as

onderwyser betrokke is, is behoorlik verras deur die byeenkoms waar die gr. 7-rugbyseuns kort ná 'n oefening nie gekroom het om hul hare te laat waai nadat kanker onlangs by hom gedagnoseer is nie. Seuns van alle ouderdomme, 'n pa en selfs onderwyser het ook hul hare laat afskeer om só te wys hulle veg saam met hom.

'n Emosionele dog dankbare Malan het die seuns vir hul ondersteuning bedank en met hulle gedeele hoe baie die geleentheid vir hom beteken het.



Leëders verwelkom hul geliefde onderwyser, Dirk Malan (60), by 'n mini-shavathon ter ondersteuning aan hom wat tans kankerbehandeling ondergaan.

(30 DAYS REGISTRATION PERIOD EXCLUDING PUBLIC HOLIDAYS FROM 11 MARCH TO 11 APRIL 2025)
APPLICATION IN TERMS OF THE NEMA EIA REGULATIONS, 2014 (AS AMENDED) AND NATIONAL WATER ACT FOR THE PROPOSED ESTABLISHMENT OF THE PHASE 2 DARLING HOUSING DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF NO. 551, DARLING.
DEADLINE REFERENCE NUMBER: 16/3/16/71/F5/5/2034/25

Notice of a Public Participation Process (PPP) is hereby given in terms of the Environmental Impact Assessment (EIA) Regulations (2014, as amended) made under Section 24 (5) and 44 of the National Environmental Management Act (NEMA), Act No. 107 of 1998 (as amended) and National Water Act (30 days registration and 30 days availability of report to comment = National Water Act 60 days requirement). This notice also serves to inform the public that a draft Basic Assessment process will be followed and that the draft reports and its Appendices for the Application will be 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 Swartland Municipality. The proposal entails the establishment of the Phase 2 housing development on a portion of the Remainder of Erf No. 551, Darling comprising the following: Approximately 290 Residential 2 erven (single); Approximately 72 Residential 2 erven (walk ups); 25 Residential Zone 1 erven (GAP); 2 Authority zone erven; 1 Community zone 1 (grêche); 1 Community zone 1 (school); 1 Community zone 2 erf (church) erven; 2 Open Space 1 erven; and 1 Transport zone 2 erf.

Location: Off existing Madeliefie, Malva, Angeller, Sonneblom and Oridge Streets

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

Exemption: No application for any exemption is sought.

Opportunity to participate: Interested and Affected Parties are invited to register interest for the respective application within the process, or provide written comments to Enviro-EAP within 30 days of this notice (excluding public holidays). The project title, your full name, contact details, plus indication of any direct business, financial, personal or other interest you may have in this application must please be provided and fully described. Sections 11 and 18 of POPI Act, 2013 (Act No. 14 of 2013). The personal information and comments provided will be included in reports to be submitted to the Competent Authority to enable informed decision-making. Also, if you choose to register as an I&AP your personal information will be made available to an appellant in the case of an appeal, and an applicant/EA/Independent person for purposes of being informed and given access to an audit report. This information may be made available in terms of section 11(1)(c) and 11(1)(d) of the POPIA, without requiring consent.

Contact: Nicolaas Hanekom
 Enviro-EAP, PO Box 205, Agulhas 7287
 Tel/Cel: 076 963 6450
 email: admin@enviro-eap.co.za



VLV terug in kleure

Die tweede VLV-byeekoms, aangebied deur die Malmesbury-tak by Cafe Myrtledene, het die afgelope Woensdag (5 Februarie) plaasgevind waartydens Uys van der Westhuijzen, betrokke by landelike veiligheid op nasionale vlak by Agri SA en die voorsitter van landelike veiligheid in die Wes-Kaap, die kollig op veiligheid geskyn het. Hy het na die onderwerp as ongewild verwys, omdat mense neig om vingers te wys sodra iets gebeur.

Volgens hom sluit landelike veiligheid nie slegs plase in nie, maar ook dorpe in landelike omgewings. "Dit gaan nie hier oor ons nie – dit gaan oor ons nageslag. Ons is hier om iets te begin. Ons moet kyk na die werklikhede en wat verkeerd gegaan het en hoe ons dit gaan regmaak," meen hy.

Hy sê die werklikheid is dat te min polisievoertuie of voldoende sigbare polisieërs na gelang van noodsaaklikheid beskikbaar is. "Daar is nie ekstra lede vir sigbare polisieërs op die platteland nie. Dit is wat dit is, maar dit help nie om 'n vinger te wys nie. Ons moet na onself begin omsien, eienaarskap neem en betrokke raak," voeg Van der Westhuijzen by.

Dwelmmisbruik, werkloosheid en misdadigheid is aan die toeneem en maatskappye is besig om familieplase oor te neem. "Hier is bendeoorloë in Wesbank," sê hy.

Volgens hom is dit belangrik



Van links staan Ohna Nel, die spreker Uys van der Westhuijzen en Magda Potgieter gedurende die VLV se tweede byeenkoms van die jaar, waartydens die onderwerp van landelike veiligheid en hoe om jouself te beveilig, bespreek is.

om te besef dat misdadig vir 'n rede gebeur. Van der Westhuijzen het verder uitgebrei oor faktore wat voornemende misdadigers in ag neem wanneer hulle by 'n perseel wil inkom.

"Misdadigers gaan vir seker by 'n huis wat die minste uitdaging bied, inbreek. Aanloklike teikens soos byvoorbeeld 'n huis waar maklike toegang verkry kan word of waar hulle weet baie geld is, moet in ag geneem word." Gewilde tye vir inbrekers is veral tussen 18:00 en vroegoggend wanneer inwoners ontspanne is, noem hy. "Tendense soos watter tye waar die meeste misdade voorkom en hoe kom dit gebeur, is belangrik om met die plaaslike gemeenskappe gekommunikeer te word."

Volgens hom is 97% misdadigers onder meer gewapen. Die gemiddelde ouderdom van 'n misdadiger is tussen 19 en 26 jaar oud. Sowaar 30% van inbrekers sal moord pleeg, 17% van inbrekers is buitelanders en 90% van misdadigers is werkloos.

Van der Westhuijzen het verskeie faktore uitgelig oor hoe inwoners hulself kan beveilig en sê mense behoort daartoe in staat te wees om alarm te maak wanneer iets gebeur.

"Dit help nie jy het alles reg, maar hulle weet nie jy is binne jou huis in gevaar nie. As jy nie iets kan aktiveer nie, gaan jy nie reaksie kry nie. Indien jy wel 'n alarm het wat geaktiveer word, maak seker jy het 'n veilige plek in jou huis totdat hulp opdaag."



Hendrik de Kock, 'n boer van die plaas De Grendel in Malmesbury, het gedurende die Malmesbury VLV-tak se eerste byeenkoms in Februarie by Café Myrtledene gepraat oor die gebruik van 'n hommeltuig in die landbou, hoe tegnologie die landbou verander het en veral hoe daardie spesifieke landbouhommeltuig boerdery verander en meer volhoubaar maak deur produkte te help om meer doeltreffend te wees, beter besluite te neem en uiteindelik gesonder gewasse te produseer. Die hommeltuig is toegerus met hoë-resolusie-kameras, sensore en ander gevorderde tegnologie wat gewasgesondheid kan monitor, lande kan meet en selfs kunsmis en plaagdoders akkuraat kan toedien. Sommige modelle is spesifiek ontwerp vir bespuiting en saai. Lede van die plaaslike tak het boonop kleurvul aantreklik om die nuwe tema van die jaar, "Kleur jou lewe/Colour your life", bekend te stel.

WE ARE HIRING!

JOIN OUR TEAM AS A SENIOR HUMAN RESOURCES MANAGER (PART-TIME)

The Senior HR Manager will provide strategic HR leadership and support focusing on strategic HR planning, policy development, compliance, and employee relations and training. This role is critical in ensuring that HR policies and procedures remain effective, compliant, and aligned with the organization's mission. Knowledge of the NPO sector is an advantage to navigate unique challenges in the non-profit space.

VISIT OUR WEBSITE
<https://www.goedgedacht.org/vacancies/> - Download application document
 Email your CV to hr@goedgedacht.org - Full job spec available at the link above
 Kindly use the reference REF: HRMAN125 for the Human Resources Manager (Part-time) application when emailing your CV.

JOB TITLE: SENIOR HUMAN RESOURCES MANAGER (PART-TIME)
REF: HRMAN125

START DATE: 01 APRIL 2025
TERM: 12 MONTHS
REPORTS TO: MANAGING DIRECTOR

ABOUT GOEGEDACHT

A non-profit trust seeking to transfer and commercialise by providing market and dynamic skills with support, with a focus on training, education, and skills development for the community.



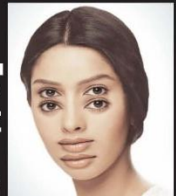
GOEGEDACHT TRUST
 Goedgedacht Farm, Nieuwoudtville, Malmesbury, South Africa. Tel: +27 22 462 4349/1291
 Email: info@goedgedacht.org

Gazette

Kontak
Lorraine Malan
 vir advertensies.

Tel: 022 482 4669 • Sel: 071 492 9797
E-pos: loraine.malan@media24.com

DO NOT DRINK AND DRIVE



The notice board was placed on site on 12 March 2025





Site Notice location map

The pre and draft Basic Assessment Report will be email emailed to the following key Departments.

STAKEHOLDER	CONTACT PERSON	EMAIL ADDRESS
DEA&DP: Development Management Private Bag X9086 Cape Town 8000	The Director Region 1 Mr. Zaahir Toefy	DEADP EIA Admin <DEADPEIAAdmin@westerncape.gov.za>
CapeNature Private Bag X5014 Stellenbosch 7599	Mr. Marius Wheeler Ismat Adams	mwheeler@capenature.co.za 'iadams@capenature.co.za
DEA&DP: Pollution and Chemicals Management Private Bag X9086 Cape Town 8000	Gunther Frantz RABIA REYNOLDS	gunther.frantz@westerncape.gov.za rabia.reynolds@westerncape.gov.za
DEA&DP: Waste Management Private Bag X9086 Cape Town 8000	Mr. Saliem Haider	Saliem.Haider@westerncape.gov.za
Department of Agriculture, Western Cape: Land Use	Cor van der Walt	landuse.elsenburg@elsenburg.com

Private Bag X1 Elsenburg 7607		
Department of Water and Sanitation Private Bag X16 Sanlamhof 7532	Mrs. Nelissa Nbobeni Mr. Warren Dreyer	ndobenin2@dws.gov.za DreyerW@dws.gov.za
Heritage Western Cape Private Bag X9067 Cape Town 8001	CEO Heritage Western Cape	Ceoheritage@westerncape.gov.za
Swartland Municipality	Municipal Manager Mayor Ward Councillors	swartlandmun@swartland.org.za
West Coast District Municipality PO Box 242 Moorreesburg 7380	The Municipal Manager / Mayor / Ward Councillors	westcoastdm@wcdm.co.za
Department: Transport and Public Works Western Cape Government PO Box 2603 Cape Town 8000	Head of Department	'HOD.TransportPublicWorks@westerncape.gov.za'
Department of Infrastructure	Head of department	Priscilla van As <Priscilla.VanAs@westerncape.gov.za>

And registered I&AP'S

Lynne Duckitt oudepost oudepost@cornergate.com

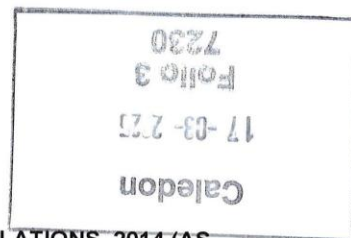
A.J Beukers aj@rbjbrick.co.za

Neighbours Notices was sent via registered mail as per addresses supplied by Swartland Municipality on 17 March 2025 and email on 17 March 2026

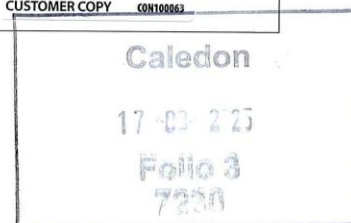
PROOF OF POSTAGE

NEIGHBOURS NOTICE

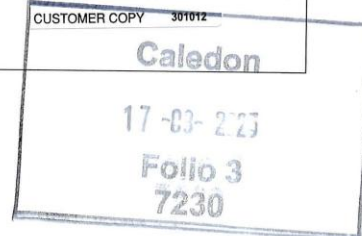
APPLICATION IN TERMS OF THE NEMA EIA REGULATIONS, 2014 (AS AMENDED) AND NATIONAL WATER ACT FOR THE PROPOSED ESTABLISHMENT OF THE PHASE 2 DARLING HOUSING DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF NO.551, DARLING.
DEA&DP REFERENCE NUMBER: 16/3/3/6/7/1/F5/5/2034/25



	NEIGHBOURS ADDRESS	PROOF OF POSTAGE
1	RASHULA W & MMANGWENI B MADELIEFIELAAN 100 DARLING 7345	INTERNATIONAL REGISTERED LETTER ShareCall 0860 111 502 www.sapo.co.za RJ 119 135 824 ZA CUSTOMER COPY CON100063
2	OLIVIER E & S MADELIEFIELAAN 98 DARLING 7345	INTERNATIONAL REGISTERED LETTER ShareCall 0860 111 502 www.sapo.co.za RJ 119 135 838 ZA CUSTOMER COPY CON100063
3	MBAYISE L & N MADELIEFIE AVENUE 96 DARLING 7345	INTERNATIONAL REGISTERED LETTER ShareCall 0860 111 502 www.sapo.co.za RJ 119 135 841 ZA CUSTOMER COPY CON100063
4	VAN DER MERWE S MADELIEFIELAAN 94 DARLING 7345	INTERNATIONAL REGISTERED LETTER ShareCall 0860 111 502 www.sapo.co.za RJ 119 135 696 ZA CUSTOMER COPY CON100063
5	PHILANDER G & M MADELIEFIELAAN 92 DARLING 7345	INTERNATIONAL REGISTERED LETTER ShareCall 0860 111 502 www.sapo.co.za RJ 119 135 682 ZA CUSTOMER COPY CON100063
6	COORDOM SA & JJ MADELIEFIELAAN 90 DARLING 7345	INTERNATIONAL REGISTERED LETTER ShareCall 0860 111 502 www.sapo.co.za RJ 119 135 767 ZA CUSTOMER COPY CON100063
7	SMIT J & NA MADELIEFIELAAN 88 DARLING 7354	INTERNATIONAL REGISTERED LETTER ShareCall 0860 111 502 www.sapo.co.za RJ 119 135 775 ZA CUSTOMER COPY CON100063
8	DLENYANI S & JACK TS 86 MADELIEFIE AVENUE DARLING 7354	INTERNATIONAL REGISTERED LETTER ShareCall 0860 111 502 www.sapo.co.za RJ 119 135 784 ZA CUSTOMER COPY CON100063



9	DUKUZA N 84 MADELIEFIE AVENUE DARLING 7354	INTERNATIONAL REGISTERED LETTER ShareCall 0860 111 502 www.sapo.co.za RJ 119 135 679 ZA CUSTOMER COPY CONT00063
10	DAMON A & N MADELIEFIELAAN 82 DARLING 7354	INSURED PARCEL ShareCall 0860 111 502 www.sapo.co.za PA 429 035 700 ZA CUSTOMER COPY 301012
11	CLEOPHAS J & K MADELIEFIELAAN 80 DARLING 7354	INTERNATIONAL REGISTERED LETTER ShareCall 0860 111 502 www.sapo.co.za RJ 119 135 753 ZA CUSTOMER COPY CONT00063
12	THOMAS F MADELIEFIELAAN 78 DARLING 7354	INTERNATIONAL REGISTERED LETTER ShareCall 0860 111 502 www.sapo.co.za RJ 119 135 740 ZA CUSTOMER COPY CONT00063
13	CLEOPHAS E P/A SB CLEOPHAS EIKEBOOMLAAN 391 DARLING 7354	INTERNATIONAL REGISTERED LETTER ShareCall 0860 111 502 www.sapo.co.za RJ 119 135 705 ZA CUSTOMER COPY CONT00063
14	DOLLY MA & MAGERMAN CT MADELIEFIELAAN 74 DARLING 7354	INTERNATIONAL REGISTERED LETTER ShareCall 0860 111 502 www.sapo.co.za RJ 119 135 719 ZA CUSTOMER COPY CONT00063
15	DAVIDS S P/A S & A GOOSEN PORT JACKSONSINGEL 762 DARLING 7354	INTERNATIONAL REGISTERED LETTER ShareCall 0860 111 502 www.sapo.co.za RJ 119 135 722 ZA CUSTOMER COPY CONT00063
16	VAN SCHALKWYK GC & BEJAMIN C MADELIEFIELAAN 70 DARLING 7354	INTERNATIONAL REGISTERED LETTER ShareCall 0860 111 502 www.sapo.co.za RJ 119 135 736 ZA CUSTOMER COPY CONT00063
17	BEZUIDENHOUT R & SIAS AC MADELIEFIELAAN 68 DARLING 7354	INSURED PARCEL ShareCall 0860 111 502 www.sapo.co.za PA 429 035 695 ZA CUSTOMER COPY 301012
18	WILLEMSE A & TS KAREEBOOMLAAN 515 DARLING 7354	INSURED PARCEL ShareCall 0860 111 502 www.sapo.co.za PA 429 035 639 ZA CUSTOMER COPY 301012



19	DYANTYI BM & S 57 DISA AVENUE DARLING 7354	INSURED PARCEL ShareCall 0860 111 502 www.sapo.co.za PA 429 035 642 ZA CUSTOMER COPY 301012
20	OPPELT NC P/A A & C OPPELT TWAALFDELAAN 16 DARLING 7354	INSURED PARCEL ShareCall 0860 111 502 www.sapo.co.za PA 429 035 571 ZA CUSTOMER COPY 301012
21	CASHA P DISALAAN 61 DARLING 7354	INSURED PARCEL ShareCall 0860 111 502 www.sapo.co.za PA 429 035 585 ZA CUSTOMER COPY 301012
22	PETERSEN YT & BFW P/A JJ JOHNSON DERDELAAN 45 DARLING 7354	INSURED PARCEL ShareCall 0860 111 502 www.sapo.co.za PA 429 035 735 ZA CUSTOMER COPY 301012



REGISTERED LETTER GEREGISTREERDE BRIEF (with an insurance option/met 'n versekeringsopsie)		Post Office	
Full tracking and tracing/Volledige volg en spoor			
Addressed to/Geadresseer aan 2025-03-17 Envia-EAP P.O. Box 205 Agulhas		Insured value of contents Versekerde waarde van inhoud R	
The value of the contents of this letter is as indicated and compensation is not payable for a letter received unconditionally. Compensation is limited to R100.00. No compensation is payable without documentary proof. Optional insurance up to R2 000.00 is available and applies to domestic registered letters only. Die waarde van die inhoud van hierdie brief is soos aangedui en vergoeding sal nie betaal word vir 'n brief wat sonder voorbehoud ontvang word nie. Vergoeding is beperk tot R100.00. Geen vergoeding is sonder dokumentêre bewys betaalbaar nie. Opsionele versekering tot R2 000.00 is beskikbaar en is slegs op binnelandse geregistreerde briewe van toepassing.		Enquiries/Navrae Toll-free number Tolvry nommer 0800 111 502	
Affix Track and Trace customer copy Plate Volg-en-Spoor-kliëntafskrif		Initial of accepting officer Date stamp 17-03-2017 Folio 3 7230	
		Paraaf van aangem-beampte Datumstempel	

Nicolaas Hanekom

From: Nicolaas Hanekom
Sent: Tuesday, March 17, 2026 12:01 PM
To: drray.white@gmail.com; accounts@pienaarlektries.co.za; oudepost@cornergate.com; nick.arendse@gmail.com; Johmandie Pienaar; Nicolaas Hanekom
Cc: Admin
Subject: Direct Neighbours Notice - PUBLIC PARTICIPATION PROCESS FOR PROPOSED THE PHASE 2 DARLING HOUSING DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF NO.551, DARLING. DEA&DP REFERENCE NUMBER: 16/3/3/6/7/1/F5/5/2034/25

Good day

You receive this notice as an identified landowner of property directly bordering unto the proposed application

30 DAYS EXCLUDING PUBLIC HOLIDAYS REGISTRATION PERIOD FROM DATE NOTICE SENT 17 MARCH 2026 AND 30 DAYS STARTING 18 MARCH 2026 ENDING 20 APRIL 2026

PUBLIC PARTICIPATION PROCESS

APPLICATION IN TERMS OF THE NEMA EIA REGULATIONS, 2014 (AS AMENDED) AND NATIONAL WATER ACT FOR THE PROPOSED ESTABLISHMENT OF THE PHASE 2 DARLING HOUSING DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF NO.551, DARLING.

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Contact: Nicolaas Hanekom
Enviro-EAP, PO Box 205, Agulhas 7287
Tel/Cell: 076 963 6450
email: admin@enviro-eap.co.za

Vriendelike Groete / Kind regards

Nicolaas Hanekom
Director, Enviro-EAP
Pri Sci Nat (Reg. No. 004415)
Reg. EAP (EAPASA): 2020/1146
Competent Carbon Footprint Analyst

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

Under the Protection of Personal Information Act, 04 of 2013 ("POPIA"), we have a general legal duty to protect information we process. Enviro-EAP (Pty) Ltd is committed to ensuring the security and protection of the personal information processed by the organization, and to provide a compliant and consistent approach to data protection. The information contained in this email and any attachments thereto may be privileged or confidential and are only intended for the exclusive use and attention of the addressed recipient. If you have received this email by mistake, please delete same and advise the sender immediately. Should you have any questions related to our POPIA compliance, please contact admin@enviro-eap.co.za or you may refer to Privacy Policy on our website.

Notices were sent via registered mail and email to owners and occupiers of land adjacent as supplied by Swartland Municipality to the site where the activity is undertaken. The notice requested them to register as Interested and Affective Parties (I&APs) and invited them to provide written comments

together with the above reference number, their name, contact details and an indication of any direct business, financial, personal or other interest which they have in the application to the contact person indicated below within 30 days from the date of this notice. The notice also requested the owner to inform all persons residing on the property.

STEPS TAKEN TO NOTIFY POTENTIALLY INTERESTED AND AFFECTED PARTIES

This section of the report is included in compliance with the Regulations.

Potential I&APs were notified about the project by:

1. Fixing notice boards at the boundary and on route of the site in compliance with the Regulations. All relevant and required information was displayed on the notice board. The notice board contained the following minimum information (Size of Board 89 x 42 cm):
 - how to register as an interested and affected party;
 - the manner in which representations on the application may be made;
 - where further information on the application or activity can be obtained; and
 - the contact details of the person(s) to whom representations may be made.
 - The fact that the public participation process had commenced, that a basic assessment process will be followed, the dates within which they can register or send comments and what the proposed activity constituted, was displayed.
2. Giving written notice to owners and occupiers of land adjacent to the site where the activity is to be undertaken, the municipal councillor of the ward within which the site is located, the local municipality and those organs of state having jurisdiction in respect of any aspect of the project as required by the Regulations.
3. Placing an advertisement in a local newspaper in compliance with the Regulations. Advert was placed in the Swartland Gazette notifying the public of the development and inviting them to register as Interested and Affected Parties within 30 days.
4. Lists of Identified and Registered Interested and Affected Parties
This section of the report is included in compliance with the Regulations. This list includes the potential as well as the registered Interested and Affected Parties. The list of parties who were identified as potential I&APs as per the requirements of the Regulations and the list of parties who requested registration as an I&AP, and who are registered on the I&AP database for the project as required in terms of the Regulations were included. A Comments and Response Report from registered I&AP's will be included.
5. Workshop with Key Role players
No workshops were held.

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

The pre and draft Basic Assessment Report will be email emailed to the following key Departments.

STAKEHOLDER	CONTACT PERSON	EMAIL ADDRESS
DEA&DP: Development Management Private Bag X9086 Cape Town 8000	The Director Region 1 Mr. Zaahir Toefy	DEADP EIA Admin <DEADPEIAAdmin@westerncape.gov.za>
CapeNature Private Bag X5014 Stellenbosch 7599	Mr. Marius Wheeler Ismat Adams	mwheeler@capenature.co.za 'iadams@capenature.co.za
DEA&DP: Pollution and Chemicals Management Private Bag X9086 Cape Town 8000	Gunther Frantz RABIA REYNOLDS	gunther.frantz@westerncape.gov.za rabia.reynolds@westerncape.gov.za
DEA&DP: Waste Management Private Bag X9086 Cape Town 8000	Mr. Saliem Haider	Saliem.Haider@westerncape.gov.za
Department of Agriculture, Western Cape: Land Use Private Bag X1 Elsenburg 7607	Cor van der Walt	landuse.elsenburg@elsenburg.com
Department of Water and Sanitation Private Bag X16 Sanlamhof 7532	Mrs. Nelissa Nbobeni Mr. Warren Dreyer	ndobenin2@dws.gov.za DreyerW@dws.gov.za
Heritage Western Cape Private Bag X9067 Cape Town 8001	CEO Heritage Western Cape	Ceoheritage@westerncape.gov.za
Swartland Municipality	Municipal Manager Mayor Ward Councillors	swartlandmun@swartland.org.za
West Coast District Municipality PO Box 242 Moorreesburg 7380	The Municipal Manager / Mayor / Ward Councillors	westcoastdm@wcdm.co.za

Department: Transport and Public Works Western Cape Government PO Box 2603 Cape Town 8000	Head of Department	'HOD.TransportPublicWorks@westerncape.gov.za'
Department of Infrastructure	Head of department	Priscilla van As <Priscilla.VanAs@westerncape.gov.za>

PROOF OF SENDING PRE-APPLICATION DRAFT BAR

Nicolaas Hanekom

From: Nicolaas Hanekom
Sent: Friday, March 20, 2026 6:43 AM
To: aj@rbjbrick.co.za; oudepost; Themba Silinda; DEADP EIA Admin; Ismat Adams; Marius Wheeler; Gunther Frantz; RABIA REYNOLDS; Saliem Haider; Lance McBain-Charles; landuse.elsenburg@elsenburg.com; corvdw@elsenburg.com; Ndobeni Nelisa (BVL); Dreyer Warren <DreyerW@dws.gov.za> (DreyerW@dws.gov.za); Ceoheritage; 'swartlandmun@swartland.org.za'; Collaborate Mailbox; WCDM Correspondence; 'HOD Transport and Public Works'; Priscilla.VanAs@westerncape.gov.za; Johmandie Pienaar; Nicolaas Hanekom Admin; 'Zanelle Nortje' (zanelle@rumboll.co.za)
Cc:
Subject: AVAILABILITY OF PRE-APPLICATION DRAFT BAR FOR COMMENT. DEA&DP REFERENCE NUMBER: 16/3/3/6/7/1/F5/5/2034/25. THE PROPOSED SECOND PHASE OF THE DARLING HOUSING DEVELOPMENT, DARLING, WESTERN CAPE PROVINCE

**AVAILABILITY OF PRE-APPLICATION DRAFT BAR FOR COMMENT.
SWARTLAND MUNICIPALITY
THE PROPOSED SECOND PHASE OF THE DARLING HOUSING DEVELOPMENT, DARLING, WESTERN CAPE
PROVINCE
DEA&DP REFERENCE NUMBER: 16/3/3/6/7/1/F5/5/2034/25
DATED MARCH 2026**

Dear Key departments and registered interested and affected parties

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

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

- (i) electronic download on our website at: <https://enviro-eap.co.za/public-participation/>. When landing on the Public Participation Page on the website please scroll down until you locate the project title as indicated above. **(valid for full duration of 30 day or during the full commenting period)**.
- (ii) The report and appendixes can be downloaded using the following share link [Pre-Application-Draft-BAR](#)

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

The commenting period of the pre-application draft BAR and appendices is **30 days EXCLUDING PUBLIC HOLIDAYS**, starting from the **20 March 2026** ending on the **22 April 2026**. Your comments on the pre-application Draft BAR and appendices must be provided within the regulatory 30-day commenting period or by no later than the **22 April 2026**.

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

To facilitate adequate consultation with State Departments that administers laws relating to a matter affecting the environment in accordance with the requirements of Section 240 of NEMA, please be advised that all registered interested and affected parties, organs of state, key departments, and/or stakeholders were [in receipt of this email] notified electronically of the availability of the pre-application Draft BAR and appendices on this date **20 March 2026, commenting period commence on 20 March 2026**. As such all RI&APs and Stakeholders are considered to be "in possession" of the pre-application Draft BAR and appendices from the date of electronic notification.

(3) SUBMISSION OF COMMENTS

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

Responsible EAP: Nicolaas Hanekom

Email: admin@enviro-eap.co.za

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

Vriendelike Groete / Kind regards

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

Contact number: 076 963 6450

School str 2
Agulhas
South Africa
7287



Enviro-EAP
Environmental Consultants



Enviro-EAP (Pty) Ltd
Reg: 2019/435233/07
Director: Nicolaas Hanekom
EAP's: Johmandie Pienaar & Lauren Abrahams



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



Postal Address:
School Str 2
Agulhas
South Africa
7287

TABLE 3: COMMENTS AND RESPONSES TABLE – PRE DRAFT BAR

STAKEHOLDER/IAP	DATE	COMMENT	RESPONSE
Department of Environmental Affairs and Development Planning Themba Silinda Directorate: Development Management, Region 1	27 February 2025	ACKNOWLEDGEMENT OF RECEIPT AND COMMENT ON THE NOTICE OF INTENT TO SUBMIT AN APPLICATION FOR BASIC ASSESSMENT FOR THE PROPOSED ESTABLISHMENT OF THE PHASE 2 DARLING HOUSING DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF NO.551, DARLING. 1. The abovementioned document as received by this Directorate via electronic mail correspondence on 17 February 2025, refers. 2. This letter serves as an acknowledgement of receipt of the aforementioned document by this Directorate. 3. Following a review of the information submitted to this Directorate, the following is noted: 3.1 The proposal entails the establishment of the Phase 2 housing development on a portion of the Remainder of Erf No. 551, Darling compromising the following: 3.1.1 Approximately 290 Residential 2 erven (single); 3.1.2 Approximately 72 Residential 2 erven (walk ups); 3.1.3 25 Residential Zone 1 erven (GAP); 3.1.4 2 Authority zone erven; 3.1.5 1 Community zone 1 (crèche); 3.1.6 1 Community zone 1 (school); 3.1.7 1 Community zone 2 erf (church) erven); 3.1.8 2 Open Space 1 erven; and 3.1.9 1 Transport zone 2 erf. 3.2 The proposed development footprint will be approximately 12.2 ha in extent. 3.3 The property is zoned as undetermined and the site is located outside an urban area. 3.4 The proposed site contains indigenous vegetation.	Noted. Noted. Noted. Correct. Correct. Correct. Correct.

		3.5 The proposed development will occur within 32m of a watercourse. 4. Applicable Listed Activities: 4.1 Based on the information contained in the NOI, the proposed development will trigger the following listed activities in terms of the NEMA EIA Regulations, 2014 (as amended), namely: 4.1.1 Activities 9, 12, 24, 27 and 28 of Listing Notice 1 and Activities 4 and 12 of Listing Notice 3 of the NEMA EIA Regulations, 2014 (as amended). 4.2 A Basic Assessment process must be followed in order to apply for Environmental Authorisation. Only those activities applied for shall be considered for authorisation. The onus is on the applicant to ensure that all the applicable listed activities are applied for and assessed as part of the Basic Assessment process. 5. Screening Tool, Protocols and Specialist Assessments: 5.1 This Directorate notes that a Screening Tool Report (dated 18 December 2024) and confirmation of the relevant specialist studies to be conducted has been provided. 5.2 The following specialist assessments were identified in the Screening Tool Report (dated 18 December 2024): 5.2.1. Landscape/Visual Impact Assessment 5.2.2. Animal Species Impact Assessment 5.2.3. Aquatic Biodiversity Impact Assessment 5.2.4. Archaeological and Cultural Heritage Impact Assessment 5.2.5. Palaeontology Impact Assessment 5.2.6. Plant Species Impact Assessment 5.2.7. Terrestrial Impact Assessment 5.2.8. Socio-Economic Impact Assessment	Correct. Noted. Noted. Noted. Correct.
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		report were recorded during the site inspection. It is therefore concluded that the proposed site does not support significant animal species. Therefore, as the proposed project will have a low impact on the animal species resources of the surrounding environment. An animal Species Compliance Statement will be compiled for the proposed development. 5.3.3 A Civil Aviation Impact Assessment: According to the screening tool report dated 18 December 2024, the Civil Aviation Theme received a “High Sensitivity” rating. However, based on the Site Sensitivity Verification Report (“SSVR”) dated December 2024 and compiled by EnviroEAP (Pty) Ltd, the proposed development is not expected to have any significant impacts on the civil aviation resources of the surrounding environment, the impacts are expected to be low. Thus, a Civil Aviation Impact Assessment is thus not required. This Directorate concurs with the EAP’s motivation in this regard. 5.3.4 A Defence Impact Assessment: According to the screening tool report dated 18 December 2024, the Defence Theme received a “Low sensitivity” rating. According to the SSVR dated December 2024, the site is not in close proximity defence related structures or zones, therefore it received a “low” sensitivity rating. It is expected that the proposed residential development will not have any negative impacts on the defence features in close proximity to the site, therefore, it is the EAP’s professional opinion that a Defence Impact Assessment is not required. This Directorate concurs with the EAP’s motivation in this regard. 5.3.5 A Palaeontological Impact Assessment: According to the screening tool report, the Palaeontological Theme received a “Medium sensitivity” rating. It is expected	Correct. Compliance statement included in per-application draft BAR. Correct. Noted. Correct. Noted. Noted. A Notice of Intent for this application was submitted to HWC. HWC comment that since there is
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		that no palaeontological resources will be impacted by the proposed residential development. However, a Notice of Intent to Develop (“NID”) will be submitted to Heritage Western Cape (“HWC”) for confirmation. HWC’s comment will confirm whether or not this specialist assessment is required. 5.3.6 An Archaeological and Cultural Heritage Impact Assessment: According to the screening tool report, the Archaeological and Cultural Heritage Theme a “Very High Sensitivity” rating, therefore, an Archaeological and Cultural Heritage Impact Assessment is required. A NID will be submitted to HWC for confirmation. HWC’s comment will confirm whether or not this specialist assessment is required. 5.3.7 A Plant Species Impact Assessment: According to the Screening Tool Report, the Plant Species Theme received a “Medium Sensitivity” rating, therefore a Plant Species Compliance Statement is required. Based on findings, it is confirmed that the proposed site is located in close proximity to existing residential area. No species of conservation concern or listed in the screen tool report were recorded during the site inspection. It is therefore concluded that the proposed site does not support significant plant species. A Plant Species Compliance Statement will be compiled for the proposed development. 5.4 The following specialist studies will be conducted: • An Aquatic Biodiversity Impact Assessment;. • Plant Species Compliance Statement; • Animal Species Compliance Statement; • Terrestrial Biodiversity Assessment and • An NID will be submitted to the HWC related to the Archaeological and Cultural Heritage and Palaeontological themes.	no reason to believe that the proposed development will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required. Noted. HWC comment that since there is no reason to believe that the proposed development will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required. Correct. Noted. Compliance statement included in per-application draft BAR. Correct. Included as Appendixes in pre-application draft BAR. Take note that the specialist after site assessment conducted compliance statement.
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		6. Please note the following advice pertaining to the Notice of Intent: 6.1 Consultation with State Departments/Organs of State: In terms of Section 24O of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (“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. This Directorate 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. 8. Be advised that in terms of the EIA Regulations, 2014 (as amended) and the NEMA, the investigation of alternatives is mandatory. All alternatives identified must therefore be investigated to determine if they are feasible and reasonable. In this regard it must be noted that this Directorate may grant authorisation for an alternative as if it has been applied for or may grant authorisation in respect of all or part of the activity applied for as specified in Regulation 20 of the EIA Regulations, 2014 (as amended). Alternatives are not limited to activity alternatives, but include layout alternatives, design, activity, operational and technology alternatives. 9. 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	Noted. Please refer to this report for proof. Noted. Correct. Noted. Please refer to pre-application draft BAR for proof on alternatives. Noted.
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		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. 10. Public Participation 10.1 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). 10.2 This Directorate herewith provides the following comments: 10.2.1 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 This 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.	Noted. Please refer to this report for proof.
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		10.2.2 Please ensure that where electronic copies cannot be accessed by I&APs, alternative access to copies of the BAR are made available. 10.2.3 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. 10.3 E-mail notification to I&APs is strongly supported. However, other means of notification for those I&APS will be required where no e-mail addresses are available, or where the likelihood of success of this electronic correspondence is expected to be low. 10.4 Where I&APs are unable to access electronic copies of the BAR, a hard copy of the BAR must be made available. Alternatively, the EAP will be required to engage with I&APS, with respect to alternative methods of accessing electronic copies of the BAR. 10.5 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 BAR available to State Departments as stipulated above. 11. In accordance with Section 24N of NEMA and Regulation 19 the Department hereby requires the submission of an Environmental Management Programme ("EMPr"). The contents of such an EMPr must meet the requirements	Noted. Noted. Noted. Noted. Noted. Noted. Please refer to draft EMPr included as appendix in pre-application draft BAR for more detail and proof.
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		outlined in Section 24N of the NEMA (as amended) and Appendix 4 of the EIA Regulations, 2014 (as amended). The EMPr must address the potential environmental impacts of the activity throughout the project life cycle including an assessment of the effectiveness of monitoring and management arrangements after implementation (auditing). The EMPr must be submitted together with the BAR. The Directorate would like to advise that in compiling the EMPr the Directorate's Guideline for Environmental Management Plans (June 2005), available on the Directorate's website must be taken into account. 12. Climate Change: The BAR must report on the potential impacts on climate change. One of the objectives of the Western Cape Provincial Spatial Development Framework published by this Directorate 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. 13. You are referred to Appendix 1 of the EIA Regulations, 2014 (as amended) for the requirements with respect to the 'Content of basic assessment reports'. You are advised that when undertaking the EIA process, you must take into account the Directorate'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 the Directorate. 14. In terms of the EIA Regulations, 2014 (as amended), when considering an application, the Directorate must take into	Noted. Please refer to pre-application draft BAR for more detail on climate change. Noted. Please refer to pre-application draft BAR for more detail on BAR and content.
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		account a number of specific considerations including, inter alia, the need for and desirability of any proposed development. As such, the need for and desirability of the proposed activity must be considered and reported on in the BAR. The BAR must reflect how the strategic context of the site in relation to the broader surrounding area, has been considered in addressing need and desirability. 15. In addition to the above, you must clearly show how the proposed development complies with the principles contained in Section 2 of the NEMA and must also show how the proposed development meets the requirements of sustainable development. 16. 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. 17. This Directorate awaits the submission of the pre-application BAR and/or the application form for environmental authorisation. 18. Kindly quote the above-mentioned reference number in any future correspondence in respect of the pre-application. 19. 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 this Directorate. 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:	Noted. Please refer to draft BAR and appendix, motivation report for more detail on need and desirability. Noted. Please refer to draft BAR for more detail on Section 2 of NEMA. Noted. Noted. Noted. Noted.
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		•that additional information or documents will not be requested; or •of the outcome of the application. This Directorate reserves the right to revise its initial comments and request further information based on any information received. Yours faithfully	Noted.
Lynne Duckitt	EMAIL 18/3/2026	Hi Nicolaas Request to register Lynne Duckitt in the public participation for Darling and if you could also register AJ BEUKES from RJB brick and block aj@rbjbrick.co.za Kind regards Lynne	Good day Lynne and AJ Beukers This is to acknowledge your email and to confirm that you are glistered as interested and affected parties. I am also in the next 30m will cc you in in the notification of the availability of the report and appendixes for 30 days comment on which you can sent comments if any please.
Department of Water and Sanitation Z. Magodla	27 March 2026	DRAFT BASIC ASSESSMENT REPORT (DBAR) FOR THE PROPOSED DEVELOPMENT OF LOW COST HOUSING ON REMAINDER OF ERF 551, DARLING, SWARTLAND MUNICIPALITY Reference is made to the above-mentioned document dated March 2026 with DEA&DP Reference Number: 16/3/3/6/7/1/F5/5/2034/25, prepared by Enviro-EAP (Pty) Ltd on behalf of Swartland Local Municipality. This Department has perused the submitted document and has the following comments: 1. The applicant submitted to this Department; a Water Use Authorisation Application dated February 2026 with WULA Reference Number: WU42206. The application is currently in process under phase 3, and the following water use activities in terms of Section 21 of the National Water Act, 1998 (Act No.36 of 1998) (NWA) are being applied for:	Noted. Noted. Noted. Correct.

		➤ Section 21(c)- Impeding or diverting the flow of water within a watercourse; and ➤ Section 21(i)- Altering the bed, banks, course or characteristics of a watercourse due to proposed infrastructure development. 2. The applicant may continue with the water use authorization application process, and if required, upload into the system all the available technical reports, including this DBAR. 3. A water use authorisation must be obtained before the proposed activity can take place. 4. 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. 5. All the requirements of the NWA regarding water use and pollution prevention must be adhered to at all times. 6. Please note that this Department reserves the right to amend and/or add to the comments made above in the light of subsequent information received. Please do not hesitate to contact the above office should there be any queries.	Noted. Process in progress Noted. Noted. Noted. Noted. Noted.
Department of Environmental Affairs and Development Planning Themba Silinda Directorate: Development Management, Region 1	22 April 2026	COMMENT ON THE PRE-APPLICATION DRAFT BASIC ASSESSMENT REPORT FOR THE PROPOSED ESTABLISHMENT OF THE PHASE 2 DARLING HOUSING DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON REMAINDER OF ERF 551, DARLING. 1. The pre-application draft Basic Assessment Report ("BAR") and supporting documents as received by this Directorate via electronic mail correspondence on 20 March 2025, refer. 2. It is understood that the pre-application draft BAR has been made available for commenting to the Interested and	Noted. Noted. Noted.

		Affected Parties (“I&APs”) for 30 days, from 20 March 2026 to 22 April 2026. 3. This Directorate hereby provides the following comments on the pre-application draft BAR: 3.1. Land Use Planning: 3.1.1. In accordance with Regulation 8 of the Environmental Impact Assessment (“EIA”) Regulations, 2014 (as amended) a competent authority is required to inform the proponent or applicant of any factors that might prejudice the success of their application. 3.1.2. According to the pre-application draft BAR, the proposed site is zoned as undetermined, and the site is located outside an urban area. It is noted that a rezoning application will be required from the Local Authority. 3.1.3. Therefore, this specific case will be referred to the Land Use Planning component within this Department. You will promptly receive the pertinent advice from this section as soon as it becomes available. 3.2. Applicable Listed Activities: Based on the information contained in the pre-application draft BAR, the proposed development will trigger the following listed activities in terms of the NEMA EIA Regulations, 2014 (as amended), namely: 3.2.1. Activities 9, 12, 24, 27 and 28 of Listing Notice 1 and Activities 4 and 12 of Listing Notice 3 of the NEMA EIA Regulations, 2014 (as amended). 4. Project Description: Please ensure that the project description is amended to relate to the listed activities triggered by the proposed development. The description of the associated infrastructure should thus be included in the project description.	Noted. Noted. Correct. Noted. Noted. Correct. Noted. Please refer to draft BAR for amended project description to relate to the listed activities triggered by the proposed development and associated infrastructure.
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		5. Need and Desirability: 5.1. Section E on Page 17 of the pre-application draft BAR does not provide a detailed explanation on how the development is aligned with the Provincial Spatial Development Framework, the Integrated Development Plan of the Local Municipality, and the Spatial Development Framework of the Local Municipality. The BAR only indicates that the Municipal erf is included in SDF for residential development, but rezoning is required. This is insufficient as no indication has been provided as to whether the development is earmarked for urban use, in the urban area, etc. Further, the potential positive impacts associated with the proposal has not been described in the BAR. 5.2. In terms of Section E.6. -Explain how the Western Cape Biodiversity Spatial Plan (including the guidelines in the handbook) has influenced the proposed development, the pre-application draft BAR states: "Will not be influenced by the development. No CBA or ESA was mapped on the development site." This information is incorrect, as a portion of the property has been mapped as a CBA, therefore a detailed explanation must be provided as to how potential impacts will be minimised. 5.3. The last column in the table provided in Section E.6 of the pre-application draft BAR states "aligned to LMO", but the LMO abbreviation has not been defined in the BAR. 6. Confirmation of availability of services: 6.1. Bulk Water Supply: Based on the information provided, water supply will be connected to the existing water network in the residential area, and the minimum pipe size is a 110mm diameter HDPE. Each Erf will be fitted with an 18 mm water connection, ending with an end cap and the water meters will be supplied to the	Noted. Please refer to updated section in draft BAR that include more information. Noted. Please refer to updated section in draft BAR that include more information. Noted. Was corrected in draft BAR. Noted. Was added to draft BAR. It is Land Management Objectives. Correct.
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		municipal store for installation during the construction of the top structures. 6.2. Sewer/sewage network: It is noted that the sewer network for the proposed development will be moved into an existing pump station and the pumpstation has a capacity of 22l/s. The existing rising main connects to the gravity sewerage network in Okkerneut Street and the main outfall sewer to the sewerage works is being upgraded. 6.3. Power/Electricity Supply: Correspondence from Swartland Local Municipality dated 27 February 2026, as included in Appendix E16 of the pre-application draft BAR confirms that bulk electricity capacity and infrastructure will be available for the planned Darling phase 2 housing development. It is understood that the Municipality has already applied to Eskom for an increase in Notified Maximum Demand, which should be made available before the proposed development is implemented. Please provide clarification on the application submitted to Eskom. 6.4. Stormwater management infrastructure: Based on the information provided, a stormwater network will be installed in the road reserves and stormwater catchpits will be placed at a maximum spacing of 90m apart with a minimum diameter concrete pipe approximately 375mm in size. The network will connect to the existing 750mm concrete stormwater pipe which discharges stormwater to the non-perennial stream northwest of the town. 6.5. Please ensure that a confirmation of available and unallocated services capacity letter for water supply, sewage and general waste collection is obtained from the relevant Local Authority and is included in the BAR to be submitted as part of the application for environmental authorisation.	Correct. Correct. Correct. Noted. Will be include before final is submitted.
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		peaks. The specialist is of the opinion that, when the recommended mitigation measures are implemented, traffic generated by the proposed development will have a negligible impact on the future networking system. The recommendations of the traffic specialist must be incorporated into the BAR and Environmental Management Programme (“EMPr”). 7.6. You are reminded to ensure that the curriculum vitae of all the specialist studies conducted for the proposed development and must be included in the draft BAR. 8. National Water Act, 1998 requirements: 8.1. It is noted that the Department of Water and Sanitation (“DWS”) has confirmed that a General Authorisation is required in terms of the National Water Act, 1998 (Act No. 36 of 1998). 8.2. You are requested to incorporate the said confirmation letter/comments obtained from DWS in the draft BAR. 9. Heritage Requirements: 9.1. This Directorate further notes that a final response letter (dated 26 August 2025) has been obtained from the Heritage Western Cape (“HWC”) and a copy of the letter has been included in Appendix E of the pre-application draft BAR. 9.2. Based on the comments provided by the HWC, there is no reason to believe that the proposed rezoning of a portion (12.1905 ha) of Erf 551-re to a subdivisional area to create a mixed-use residential development, on Erf 551, Darling, will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required. 10. Alternatives: 10.1. According to the pre-application draft BAR, the proposed site (the remainder of Erf 551) proposed development has	Noted. The recommendations the traffic specialist must be incorporated into the BAR and Environmental Management Programme (“EMPr”). Noted. Please refer to draft BAR and specialist reports for CV. Correct. Please refer to DWS comments above of confirmation that application is in process. Correct. Please refer to DWS comments above of confirmation that application is in process. Correct. Correct. Correct.
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		been identified as the preferred alternative, and no property or alternatives were considered since the applicant is in the process of purchasing the properties. 10.2. Although the pre-application draft BAR states that no other alternatives were considered due to the development being linked to existing services, the BAR has not provided proof of the investigation of alternatives. In accordance with the Department's Guideline on Alternatives (dated 2013), proof of the investigation undertaken and motivation indicating that no reasonable or feasible alternatives other than the preferred option and the no-go option exist must be provided to the Department. Please ensure this information is incorporated in the BAR. 10.3. Please note further alternatives may be warranted based on the comments obtained from authorities. 11. EMPr: 11.1. Section 4.4 of the EMPr needs to include the requirement of environmental audit reports (to be completed by an independent external auditor), in accordance with the requirements of Regulation 34 of the EIA Regulations, 2014 (as amended). 11.2. The role of the Auditor needs to be included in Section 4 of the EMPr. 12. Public Participation: You are required to submit proof of the Public Participation Process conducted for the preapplication draft BAR. This include (but is not limited to): • Proof that the pre-application draft BAR was made available on the EAP's; • Proof of notification to the ward councillor, relevant State Departments/organs of state and all land owners and occupiers adjacent to the site;	Noted. Draft BAR was amended to include proof of the investigation of alternatives. Noted. Noted. Requirements were included in EMPr. Noted. Were included in EMPr. Noted. Please refer to this report for proof.
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		• All comments received from I&APs; • A Comments and Responses Report, indicating all the comments received from I&APs on the pre-application BAR and the responses thereto; and • A complete list of registered I&APs. 12.1. Please ensure that all comments are addressed in the BAR and EMPr, prior to initiating the formal application process. 13. Please be reminded that 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. 14. Kindly quote the above-mentioned reference number in any future correspondence in respect of the pre-application. This Directorate reserves the right to revise its comments and request further information based on any information received.	Noted. Please refer to this report for proof. Noted. Noted. Noted.
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REFERENCE 16/3/3/6/7/1/F5/5/2034/25**DATE:** 27 February 2025

The Municipal Manager
Swartland Local Municipality
Private Bag X52
MALMESBURY
7299

Attention: Ms. M. Terblanche

Tel: (022) 487 9400

E-mail: swartlandmun@swartland.org.za

Dear Madam

ACKNOWLEDGEMENT OF RECEIPT AND COMMENT ON THE NOTICE OF INTENT TO SUBMIT AN APPLICATION FOR BASIC ASSESSMENT FOR THE PROPOSED ESTABLISHMENT OF THE PHASE 2 DARLING HOUSING DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF NO.551, DARLING.

1. The abovementioned document as received by this Directorate via electronic mail correspondence on 17 February 2025, refers.
2. This letter serves as an acknowledgement of receipt of the aforementioned document by this Directorate.
3. Following a review of the information submitted to this Directorate, the following is noted:
 - 3.1 The proposal entails the establishment of the Phase 2 housing development on a portion of the Remainder of Erf No. 551, Darling comprising the following:
 - 3.1.1 Approximately 290 Residential 2 erven (single);
 - 3.1.2 Approximately 72 Residential 2 erven (walk ups);
 - 3.1.3 25 Residential Zone 1 erven (GAP);
 - 3.1.4 2 Authority zone erven;
 - 3.1.5 1 Community zone 1 (crèche);
 - 3.1.6 1 Community zone 1 (school);
 - 3.1.7 1 Community zone 2 erf (church) erven;
 - 3.1.8 2 Open Space 1 erven; and
 - 3.1.9 1 Transport zone 2 erf.
 - 3.2 The proposed development footprint will be approximately 12.2 ha in extent.
 - 3.3 The property is zoned as undetermined and the site is located outside an urban area.
 - 3.4 The proposed site contains indigenous vegetation.
 - 3.5 The proposed development will occur within 32m of a watercourse.
4. Applicable Listed Activities:
 - 4.1 Based on the information contained in the NOI, the proposed development **will trigger** the following listed activities in terms of the NEMA EIA Regulations, 2014 (as amended), namely:
 - 4.1.1 Activities 9, 12, 24, 27 and 28 of Listing Notice 1 and Activities 4 and 12 of Listing Notice 3 of the NEMA EIA Regulations, 2014 (as amended).

- 4.2 A Basic Assessment process must be followed in order to apply for Environmental Authorisation. Only those activities applied for shall be considered for authorisation. The onus is on the applicant to ensure that all the applicable listed activities are applied for and assessed as part of the Basic Assessment process.
5. Screening Tool, Protocols and Specialist Assessments:
 - 5.1 This Directorate notes that a Screening Tool Report (dated 18 December 2024) and confirmation of the relevant specialist studies to be conducted has been provided.
 - 5.2 The following specialist assessments were identified in the Screening Tool Report (dated 18 December 2024):
 - 5.2.1. Landscape/Visual Impact Assessment
 - 5.2.2. Animal Species Impact Assessment
 - 5.2.3. Aquatic Biodiversity Impact Assessment
 - 5.2.4. Archaeological and Cultural Heritage Impact Assessment
 - 5.2.5. Palaeontology Impact Assessment
 - 5.2.6. Plant Species Impact Assessment
 - 5.2.7. Terrestrial Impact Assessment
 - 5.2.8. Socio-Economic Impact Assessment
 - 5.3 Although the abovementioned specialist assessments were identified in the Screening Tool Report (dated 18 December 2024), it was motivated that the following studies will not be undertaken for the following reasons:
 - 5.3.1 An Agricultural Impact Assessment:

The Protocols require that land identified by the screening tool as High or Very High require an Agricultural Impact Assessment to be undertaken. The screening tool report (dated 18 December 2024) Agricultural theme has been assigned a "Medium Sensitivity" rating for the proposed site. Based on the information made available to this Directorate, the proposed site is not used for agricultural purpose and therefore, there is no need for an agricultural impact assessment to be conducted as the proposed development site is surrounded by residential developments, with no agricultural activities occurring in and around the proposed development site. As such the proposed development will have a low impact on the agricultural resources of the surrounding environment. Thus, an Agricultural Impact Assessment will not be conducted. Please note that low significance for the agricultural theme requires a Compliance Statement. Therefore should no impacts be anticipated, the disputed significance rating should be indicated as very low or negligible. An updated SSVR should be included in the pre-application BAR.
 - 5.3.2 An Animal Species Impact Assessment:

According to the Screening Tool Report, the Animal Species Theme received a "Medium Sensitivity" rating, therefore an Animal Species Compliance Statement is required. Based on findings, is the specialist confirmed that the proposed site is located in close proximity to existing residential area. No species of conservation concern or listed in the screen tool report were recorded during the site inspection. It is therefore concluded that the proposed site does not support significant animal species. Therefore, as the proposed project will have a low impact on the animal species resources of the surrounding environment. An animal Species Compliance Statement will be compiled for the proposed development.
 - 5.3.3 A Civil Aviation Impact Assessment:

According to the screening tool report dated 18 December 2024, the Civil Aviation Theme received a "High Sensitivity" rating. However, based on the Site Sensitivity Verification Report ("SSVR") dated December 2024 and compiled by EnviroEAP (Pty) Ltd, the proposed development is not expected to have any significant impacts on the civil aviation resources of the surrounding environment, the impacts are expected to be low.

Thus, a Civil Aviation Impact Assessment is thus not required. This Directorate concurs with the EAP's motivation in this regard.

5.3.4 A Defence Impact Assessment:

According to the screening tool report dated 18 December 2024, the Defence Theme received a "Low sensitivity" rating. According to the SSVR dated December 2024, the site is not in close proximity defence related structures or zones, therefore it received a "low" sensitivity rating. It is expected that the proposed residential development will not have any negative impacts on the defence features in close proximity to the site, therefore, it is the EAP's professional opinion that a Defence Impact Assessment is not required. This Directorate concurs with the EAP's motivation in this regard.

5.3.5 A Palaeontological Impact Assessment:

According to the screening tool report, the Palaeontological Theme received a "Medium sensitivity" rating. It is expected that no palaeontological resources will be impacted by the proposed residential development. However, a Notice of Intent to Develop ("NID") will be submitted to Heritage Western Cape ("HWC") for confirmation. HWC's comment will confirm whether or not this specialist assessment is required.

5.3.6 An Archaeological and Cultural Heritage Impact Assessment:

According to the screening tool report, the Archaeological and Cultural Heritage Theme a "Very High Sensitivity" rating, therefore, an Archaeological and Cultural Heritage Impact Assessment is required. A NID will be submitted to HWC for confirmation. HWC's comment will confirm whether or not this specialist assessment is required.

5.3.7 A Plant Species Impact Assessment:

According to the Screening Tool Report, the Plant Species Theme received a "Medium Sensitivity" rating, therefore a Plant Species Compliance Statement is required. Based on findings, it is confirmed that the proposed site is located in close proximity to existing residential area. No species of conservation concern or listed in the screen tool report were recorded during the site inspection. It is therefore concluded that the proposed site does not support significant plant species. A Plant Species Compliance Statement will be compiled for the proposed development.

5.4 The following specialist studies will be conducted:

- An Aquatic Biodiversity Impact Assessment;
- Plant Species Compliance Statement;
- Animal Species Compliance Statement;
- Terrestrial Biodiversity Assessment and
- An NID will be submitted to the HWC related to the Archaeological and Cultural Heritage and Palaeontological themes.

6. Please note the following advice pertaining to the Notice of Intent:

6.1 Consultation with State Departments/Organs of State:

In terms of Section 24O of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ("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. This Directorate 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.
8. Be advised that in terms of the EIA Regulations, 2014 (as amended) and the NEMA, the investigation of alternatives is mandatory. All alternatives identified must therefore be investigated to determine

if they are feasible and reasonable. In this regard it must be noted that this Directorate may grant authorisation for an alternative as if it has been applied for or may grant authorisation in respect of all or part of the activity applied for as specified in Regulation 20 of the EIA Regulations, 2014 (as amended). Alternatives are not limited to activity alternatives, but include layout alternatives, design, activity, operational and technology alternatives.

9. 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.
10. Public Participation
 - 10.1 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).
 - 10.2 This Directorate herewith provides the following comments:
 - 10.2.1 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

This 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.
 - 10.2.2 Please ensure that where electronic copies cannot be accessed by I&APs, alternative access to copies of the BAR are made available.
 - 10.2.3 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.
 - 10.3 E-mail notification to I&APs is strongly supported. However, other means of notification for those I&APs will be required where no e-mail addresses are available, or where the likelihood of success of this electronic correspondence is expected to be low.
 - 10.4 Where I&APs are unable to access electronic copies of the BAR, a hard copy of the BAR must be made available. Alternatively, the EAP will be required to engage with I&APs, with respect to alternative methods of accessing electronic copies of the BAR.
 - 10.5 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 BAR available to State Departments as stipulated above.
11. In accordance with Section 24N of NEMA and Regulation 19 the Department hereby requires the submission of an Environmental Management Programme ("EMPr"). The contents of such an EMPr must meet the requirements outlined in Section 24N of the NEMA (as amended) and Appendix 4 of the EIA Regulations, 2014 (as amended). The EMPr must address the potential environmental

impacts of the activity throughout the project life cycle including an assessment of the effectiveness of monitoring and management arrangements after implementation (auditing). The EMPr must be submitted together with the BAR. The Directorate would like to advise that in compiling the EMPr the Directorate's Guideline for Environmental Management Plans (June 2005), available on the Directorate's website must be taken into account.

12. Climate Change:

The BAR must report on the potential impacts on climate change.

One of the objectives of the Western Cape Provincial Spatial Development Framework published by this Directorate 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.

13. You are referred to Appendix 1 of the EIA Regulations, 2014 (as amended) for the requirements with respect to the '*Content of basic assessment reports*'. You are advised that when undertaking the EIA process, you must take into account the Directorate'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 the Directorate.
14. In terms of the EIA Regulations, 2014 (as amended), when considering an application, the Directorate must take into account a number of specific considerations including, *inter alia*, the need for and desirability of any proposed development. As such, the need for and desirability of the proposed activity must be considered and reported on in the BAR. The BAR must reflect how the strategic context of the site in relation to the broader surrounding area, has been considered in addressing need and desirability.
15. In addition to the above, you must clearly show how the proposed development complies with the principles contained in Section 2 of the NEMA and must also show how the proposed development meets the requirements of sustainable development.
16. 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.
17. This Directorate awaits the submission of the pre-application BAR and/or the application form for environmental authorisation.
18. Kindly quote the above-mentioned reference number in any future correspondence in respect of the pre-application.
19. 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 this Directorate.

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.

This Directorate reserves the right to revise its initial comments and request further information based on any information received.

Yours faithfully

**Taryn
Dreyer** Digitally signed
by Taryn Dreyer
Date: 2025.02.27
15:53:34 +02'00'

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

Copied in:

- (1) A. Zaayman (Swartland Municipality)
- (2) Mr. Nicolaas Hanekom (Enviro-EAP (Pty) Ltd)
- (3) Mr. Andre Oosthuizen (DEA&DP: DDF)

E-mail: Alwyn.Zaayman@swartland.org.za

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

E-mail: Andre.Oosthuizen@westerncape.gov.za

Nicolaas Hanekom

From: Nicolaas Hanekom
Sent: Thursday, March 19, 2026 5:07 PM
To: oudepost; aj@rbjbrick.co.za; Johmandie Pienaar; Nicolaas Hanekom
Cc: Admin
Subject: RE: Lynne Duckitt

Good day Lynne and AJ Beukers

This is to acknowledge your email and to confirm that you are glistered as interested and affected parties. I am also in the next 30m will cc you in in the notification of the availability of the report and appendixes for 30 days comment on which you can sent comments if any please.

Vriendelike Groete / Kind regards

Nicolaas Hanekom
Director. Enviro-EAP
Pri Sci Nat (Reg. No. 004415)
Reg. EAP (EAPASA): 2020/1146
Competent Carbon Footprint Analyst

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

Under the Protection of Personal Information Act, 04 of 2013 ("POPIA"), we have a general legal duty to protect information we process. Enviro-EAP (Pty) Ltd is committed to ensuring the security and protection of the personal information processed by the organization, and to provide a compliant and consistent approach to data protection. The information contained in this email and any attachments thereto may be privileged or confidential and are only intended for the exclusive use and attention of the addressed recipient. If you have received this email by mistake, please delete same and advise the sender immediately. Should you have any questions related to our POPIA compliance, please contact admin@enviro-eap.co.za or you may refer to Privacy Policy on our website.

From: oudepost <oudepost@cornergate.com>
Sent: Wednesday, March 18, 2026 4:46 PM
To: Admin <admin@enviro-eap.co.za>; Johmandie Pienaar <johmandie@enviro-eap.co.za>; Nicolaas Hanekom <nicolaas@enviro-eap.co.za>
Subject: Lynne Duckitt

Hi Nicolaas

Request to register Lynne Duckitt in the public participation for Darling and if you could also register AJ BEUKES from RJB brick and block
aj@rbjbrick.co.za

Kind regards
Lynne

Sent from my Galaxy



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 : magodla@dw.gov.za
Reference : 16/27/G10LA/11

Attention: Nicolaas Hanekom

Enviro-EAP Environmental Consultants
School St 2
AGULHAS
7287

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

Dear Sir

DRAFT BASIC ASSESSMENT REPORT (DBAR) FOR THE PROPOSED DEVELOPMENT OF LOW COST HOUSING ON REMAINDER OF ERF 551, DARLING, SWARTLAND MUNICIPALITY

Reference is made to the above-mentioned document dated March 2026 with DEA&DP Reference Number: 16/3/3/6/7/1/F5/5/2034/25, prepared by Enviro-EAP (Pty) Ltd on behalf of Swartland Local Municipality.

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

1. The applicant submitted to this Department; a Water Use Authorisation Application dated February 2026 with WULA Reference Number: WU42206. The application is currently in process under phase 3, and the following water use activities in terms of Section 21 of the National Water Act, 1998 (Act No.36 of 1998) (NWA) are being applied for:
 - Section 21(c)- Impeding or diverting the flow of water within a watercourse; and
 - Section 21(i)- Altering the bed, banks, course or characteristics of a watercourse due to proposed infrastructure development.
2. The applicant may continue with the water use authorization application process, and if required, upload into the system all the available technical reports, including this DBAR.
3. A water use authorisation must be obtained before the proposed activity can take place.
4. The comments issued shall not be construed as exempting the applicant from compliance with the provisions of any other applicable Act, Ordinance, Regulation or By-law.



NATIONAL DEVELOPMENT PLAN
Our Future - make it work



water & sanitation

Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

5. All the requirements of the NWA regarding water use and pollution prevention must be adhered to at all times.
6. Please note that this Department reserves the right to amend and/or add to the comments made above in the light of subsequent information received.

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

Sincerely,

PROVINCIAL HEAD:

Signed by:

Designation:

Date:

WESTERN CAPE

Nelisa Ndobeni

Control Environmental Officer

27 March 2026



NATIONAL DEVELOPMENT PLAN
Our Future - make it work

REFERENCE: 16/3/3/6/7/1/F5/5/2034/25**DATE:** 22 April 2026

The Municipal Manager
Swartland Local Municipality
Private Bag X52
MALMESBURY
7299

Attention: Ms. M. Terblanche

Tel: (022) 487 9400
E-mail: swartlandmun@swartland.org.za

Dear Madam

COMMENT ON THE PRE-APPLICATION DRAFT BASIC ASSESSMENT REPORT FOR THE PROPOSED ESTABLISHMENT OF THE PHASE 2 DARLING HOUSING DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON REMAINDER OF ERF 551, DARLING.

1. The pre-application draft Basic Assessment Report ("BAR") and supporting documents as received by this Directorate via electronic mail correspondence on 20 March 2025, refer.
2. It is understood that the pre-application draft BAR has been made available for commenting to the Interested and Affected Parties ("I&APs") for 30 days, from 20 March 2026 to 22 April 2026.
3. This Directorate hereby provides the following comments on the pre-application draft BAR:
 - 3.1. Land Use Planning:
 - 3.1.1. In accordance with Regulation 8 of the Environmental Impact Assessment ("EIA") Regulations, 2014 (as amended) a competent authority is required to inform the proponent or applicant of any factors that might prejudice the success of their application.
 - 3.1.2. According to the pre-application draft BAR, the proposed site is zoned as undetermined, and the site is located outside an urban area. It is noted that a rezoning application will be required from the Local Authority.
 - 3.1.3. Therefore, this specific case will be referred to the Land Use Planning component within this Department. You will promptly receive the pertinent advice from this section as soon as it becomes available.
 - 3.2. Applicable Listed Activities:

Based on the information contained in the pre-application draft BAR, the proposed development will trigger the following listed activities in terms of the NEMA EIA Regulations, 2014 (as amended), namely:

 - 3.2.1. Activities 9, 12, 24, 27 and 28 of Listing Notice 1 and Activities 4 and 12 of Listing Notice 3 of the NEMA EIA Regulations, 2014 (as amended).
4. Project Description:

Please ensure that the project description is amended to relate to the listed activities triggered by the proposed development. The description of the associated infrastructure should thus be included in the project description.

5. Need and Desirability:

5.1. Section E on Page 17 of the pre-application draft BAR does not provide a detailed explanation on how the development is aligned with the Provincial Spatial Development Framework, the Integrated Development Plan of the Local Municipality, and the Spatial Development Framework of the Local Municipality. The BAR only indicates that the Municipal erf is included in SDF for residential development, but rezoning is required. This is insufficient as no indication has been provided as to whether the development is earmarked for urban use, in the urban area, etc. Further, the potential positive impacts associated with the proposal has not been described in the BAR.

5.2. In terms of Section E.6, -Explain how the Western Cape Biodiversity Spatial Plan (including the guidelines in the handbook) has influenced the proposed development, the pre-application draft BAR states: "Will not be influenced by the development. No CBA or ESA was mapped on the development site." This information is incorrect, as a portion of the property has been mapped as a CBA, therefore a detailed explanation must be provided as to how potential impacts will be minimised.

5.3. The last column in the table provided in Section E.6 of the pre-application draft BAR states "aligned to LMO", but the LMO abbreviation has not been defined in the BAR.

6. Confirmation of availability of services:

6.1. Bulk Water Supply:

Based on the information provided, water supply will be connected to the existing water network in the residential area, and the minimum pipe size is a 110mm diameter HDPE. Each Erf will be fitted with an 18 mm water connection, ending with an end cap and the water meters will be supplied to the municipal store for installation during the construction of the top structures.

6.2. Sewer/sewage network:

It is noted that the sewer network for the proposed development will be moved into an existing pump station and the pump station has a capacity of 22l/s. The existing rising main connects to the gravity sewerage network in Okkemeut Street and the main outfall sewer to the sewerage works is being upgraded.

6.3. Power/Electricity Supply:

Correspondence from Swartland Local Municipality dated 27 February 2026, as included in Appendix E16 of the pre-application draft BAR confirms that bulk electricity capacity and infrastructure will be available for the planned Darling phase 2 housing development. It is understood that the Municipality has already applied to Eskom for an increase in Notified Maximum Demand, which should be made available before the proposed development is implemented. Please provide clarification on the application submitted to Eskom.

6.4. Stormwater management infrastructure:

Based on the information provided, a stormwater network will be installed in the road reserves and stormwater catchpits will be placed at a maximum spacing of 90m apart with a minimum diameter concrete pipe approximately 375mm in size. The network will connect to the existing 750mm concrete stormwater pipe which discharges stormwater to the non-perennial stream northwest of the town.

6.5. Please ensure that a confirmation of available and unallocated services capacity letter for water supply, sewage and general waste collection is obtained from the relevant Local Authority and is included in the BAR to be submitted as part of the application for environmental authorisation.

7. Specialist Studies:

7.1. Botanical Impacts:

According to the Plant Species Compliance Statement dated March 2025, as compiled by Mr. Nicolaas Hanekom of Enviro-EAP (Pty) Ltd, although the Screening Tool Report identifies the Plant Species theme as "Medium Sensitivity", findings confirmed that no species of

conservation concern or listed in the Screening Tool Report were recorded during the site inspection. It is therefore concluded that the proposed site does not support significant plant species.

7.2. Terrestrial Biodiversity Impacts:

According to the Terrestrial Biodiversity Impact Assessment dated March 2025, as compiled by Mr. Nicolaas Hanekom of Enviro-EAP (Pty) Ltd, although the Screening Tool Report has identified the Terrestrial Biodiversity Theme as “Very High Sensitivity”, the specialist findings indicates that no listed species of conservation concern were recorded on site. The specialist indicates that although the area lies within a threatened ecosystem and is classified as a Critical Biodiversity Area (“CBA”), the site is ecologically degraded and supports limited biodiversity. Ecological sensitivity is therefore driven by regional conservation importance rather than on-site ecological value.

Please ensure that comments are obtained from CapeNature regarding the findings of the Terrestrial Biodiversity Impact Assessment.

7.3. Freshwater/Aquatic Impacts:

According to the Screening Tool Report (dated 11 March 2026), the Aquatic Biodiversity theme was identified as “Low Sensitivity”. An Aquatic Biodiversity Compliance Statement dated 16 January 2026 was compiled by Mr. Nick Steytler of Enviro Swift, which has confirmed that no watercourses occur on the site; however, two nearby depression wetlands are present within 15m and 120 m of the site boundary. Consequently, the development falls within the National Water Act, 1998 regulated area of these wetlands, including a mapped CBA wetland and an unmapped depression wetland. To minimise risk to the identified wetland towards the southern direction of the proposed site, a 15m buffer will be implemented.

7.4. Animal Species Impacts:

According to the Screening Tool Report (dated 11 March 2026), the Animal Species theme received a “Medium Sensitivity” rating. Therefore, a Terrestrial Animal Species Compliance Statement dated 2026 and compiled by Anchor Environmental Consultants Report confirmed that no species of conservation concern (“SCC”) were recorded. The site’s degraded ecological condition is reflected in its low faunal diversity and limited ability to support conservation-significant species. It is indicated that although two invertebrate SCC were identified by the screening tool report, habitat assessments indicate that the site is unlikely to support these species due to unsuitable habitat conditions and high levels of disturbance.

7.5. Traffic Impacts:

The Traffic Impact Assessment dated April 2025 and compiled by SKC Masakhizwe Engineers (pt) Ltd indicates that the proposed development will increase the traffic through the Disa Road intersection by 50%. However, the proposed additional access on Okkerneut Street intersection will relieve the traffic on Disa Road intersection. Thus, the post development traffic volumes on the intersection will be lower than the predevelopment traffic volumes during AM and PM peaks. The specialist is of the opinion that, when the recommended mitigation measures are implemented, traffic generated by the proposed development will have a negligible impact on the future networking system.

The recommendations of the traffic specialist must be incorporated into the BAR and Environmental Management Programme (“EMPr”).

7.6. You are reminded to ensure that the curriculum vitae of all the specialist studies conducted for the proposed development and must be included in the draft BAR.

8. National Water Act, 1998 requirements:

8.1. It is noted that the Department of Water and Sanitation (“DWS”) has confirmed that a General Authorisation is required in terms of the National Water Act, 1998 (Act No. 36 of 1998).

8.2. You are requested to incorporate the said confirmation letter/comments obtained from DWS in the draft BAR.

9. Heritage Requirements:

- 9.1. This Directorate further notes that a final response letter (dated 26 August 2025) has been obtained from the Heritage Western Cape ("HWC") and a copy of the letter has been included in Appendix E of the pre-application draft BAR.
- 9.2. Based on the comments provided by the HWC, there is no reason to believe that the proposed rezoning of a portion (12.1905 ha) of Erf 551-re to a subdivisional area to create a mixed-use residential development, on Erf 551, Darling, will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.

10. Alternatives:

- 10.1. According to the pre-application draft BAR, the proposed site (the remainder of Erf 551) proposed development has been identified as the preferred alternative, and no property or alternatives were considered since the applicant is in the process of purchasing the properties.
- 10.2. Although the pre-application draft BAR states that no other alternatives were considered due to the development being linked to existing services, the BAR has not provided proof of the investigation of alternatives. In accordance with the Department's Guideline on Alternatives (dated 2013), proof of the investigation undertaken and motivation indicating that no reasonable or feasible alternatives other than the preferred option and the no-go option exist must be provided to the Department. Please ensure this information is incorporated in the BAR.
- 10.3. Please note further alternatives may be warranted based on the comments obtained from authorities.

11. EMPr:

- 11.1. Section 4.4 of the EMPr needs to include the requirement of environmental audit reports (to be completed by an independent external auditor), in accordance with the requirements of Regulation 34 of the EIA Regulations, 2014 (as amended).
- 11.2. The role of the Auditor needs to be included in Section 4 of the EMPr.

12. Public Participation:

- You are required to submit proof of the Public Participation Process conducted for the pre-application draft BAR. This include (but is not limited to):
- Proof that the pre-application draft BAR was made available on the EAP's;
 - Proof of notification to the ward councillor, relevant State Departments/organs of state and all land owners and occupiers adjacent to the site;
 - All comments received from I&APs;
 - A Comments and Responses Report, indicating all the comments received from I&APs on the pre-application BAR and the responses thereto; and
 - A complete list of registered I&APs.

- 12.1. Please ensure that all comments are addressed in the BAR and EMPr, prior to initiating the formal application process.

13. Please be reminded that 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.

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

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

Yours faithfully



Digitally signed by
Taryn Dreyer
Date: 2026.04.22
15:26:39 +0200

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

Copied in:

- (1) A. Zaayman (Swartland Municipality)
- (2) Mr. Nicolaas Hanekom (Enviro-EAP (Pty) Ltd)
- (3) Mr. Andre Oosthuizen (DEA&DP: DDF)

Email: Alwyn.Zaayman@swartland.org.za

Email: nicolaas@enviro-eap.co.za

Email: Andre.Oosthuizen@westerncape.gov.za

PROOF OF SENDING DRAFT BAR

Nicolaas Hanekom

From: Nicolaas Hanekom
Sent: Monday, June 22, 2026 8:55 AM
To: aj@rbjbrick.co.za; oudepost; Themba Silinda; DEADP EIA Admin; Ismat Adams; Marius Wheeler; Gunther Frantz; RABIA REYNOLDS; Saliem Haider; Lance McBain-Charles; landuse.elsenburg@elsenburg.com; corvdw@elsenburg.com; Dreyer Warren <DreyerW@dws.gov.za> (DreyerW@dws.gov.za); Ceoheritage; 'swartlandmun@swartland.org.za'; Collaborate Mailbox; WCDM Correspondence; 'HOD Transport and Public Works'; Priscilla.VanAs@westerncape.gov.za; luahelpdesk@Dalrdd.gov.za; Ndobeni Nelisa (BVL); Johmandie Pienaar; Nicolaas Hanekom
Cc: Admin; 'Zanelle Nortje' (zanelle@rumboll.co.za)
Subject: AVAILABILITY OF DRAFT BAR FOR COMMENT. DEA&DP REFERENCE NUMBER: 16/3/3/1/F5/5/2024/26. THE PROPOSED SECOND PHASE OF THE DARLING HOUSING DEVELOPMENT, DARLING, WESTERN CAPE PROVINCE

**AVAILABILITY OF DRAFT BAR FOR COMMENT.
SWARTLAND MUNICIPALITY
THE PROPOSED SECOND PHASE OF THE DARLING HOUSING DEVELOPMENT, DARLING, WESTERN CAPE PROVINCE
DEA&DP REFERENCE NUMBER: 16/3/3/1/F5/5/2024/26
DATED JUNE 2026**

Dear Key departments and registered interested and affected parties

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

The Draft BAR and appendices are accessible via: -

- (i) electronic download on our website at: <https://enviro-eap.co.za/public-participation/>. When landing on the Public Participation Page on the website please scroll down until you locate the project title as indicated above. **(valid for full duration of 30 day or during the full commenting period)**.
- (ii) The report and appendixes can be downloaded using sharefolder link  [Darling-Housing-Draft-BAR](#) (as per screenshot of folder below

  1.Draft-BAR.pdf	  2.Appendix_A-Locality-Map.pdf
  6.Appendix_D-Biodiversity-Overlay-...	  7.Appendix_E.1-HWC-RoD.pdf
  11.Appendix_G-Plant_Species_Com...	  12.Appendix_G-TERRESTRIAL_BI...
  16.Appendix_G-Cover-letter_Herita...	  17.Appendix_G-Appendix_A_Mc...
  21.Appendix_G-Appendix_E_Photo ...	  22.Appendix_G-Appendix_F_SDF...
  26.Appendix_J_Impact_Tables.pdf	  27.APPENDIX_L-SERVICES REPO...
  WUA-Application.pdf	

Comments on the Draft BAR and appendices must be submitted to the EAP within 30 days (excluding public holidays, by not later than on or before **22 July 2025**.

Please take note that I did go onto the website and check that the report is available and that the Draft BAR and appendices 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 BAR AND DEADLINE FOR COMMENTS SUBMISSION

The commenting period of the Draft BAR and appendices is **30 days EXCLUDING PUBLIC HOLIDAYS**, from the **23 June 2026** ending on the **22 July 2026**. Your comments on the report and appendices must be provided within the regulatory 30-day commenting period or by no later than the **22/07/2026**.

CONSULTATION WITH ORGANS OF STATE / KEY DEPARTMENTS [NEMA S24 O]

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 BAR and its appendices on this date **22 June 2026, commenting period commence on 23 June 2026**. As such all RI&APs and Stakeholders are considered to be "in possession" of the Draft BAR and appendices from the date of electronic notification.

(3) SUBMISSION OF COMMENTS

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

Responsible EAP: Nicolaas Hanekom

Email: admin@enviro-eap.co.za

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

Vriendelike Groete / Kind regards

Nicolaas Hanekom
Director, Enviro-EAP
Pri Sci Nat (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



Enviro-EAP
Environmental Consultants



Enviro-EAP (Pty) Ltd
Reg: 2019/435233/07
Director: Nicolaas Hanekom
EAP's: Johndanie Pienaar & Lauren Abrahams



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



Postal Address:
School Str 2
Agulhas
South Africa
7287

Under the Protection of Personal Information Act, 04 of 2013 ("POPIA"), we have a general legal duty to protect information we process. Enviro-EAP (Pty) Ltd is committed to ensuring the security and protection of the personal information processed by the organization, and to provide a compliant and consistent approach to data protection. The information contained in this email and any attachments thereto may be privileged or confidential and are only intended for the exclusive use and attention of the addressed recipient. If you have received this email by mistake, please delete same and advise the sender immediately. Should you have any questions related to our POPIA compliance, please contact admin@enviro-eap.co.za or you may refer to Privacy Policy on our website.

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

STAKEHOLDER/IAP	DATE	COMMENT	RESPONSE
Department of Environmental Affairs and Development Planning Themba Silinda Directorate: Development Management, Region 1	19 June 2026	ACKNOWLEDGEMENT OF RECEIPT OF THE APPLICATION FORM FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) (“NEMA”) AND THE ENVIRONMENTAL IMPACT ASSESSMENT (“EIA”) REGULATIONS, 2014 (AS AMENDED) WITH RESPECT TO THE PROPOSED PHASE 2 DARLING HOUSING DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON REMAINDER OF ERF 551, DARLING. 1. The Application Form dated and supporting documents as received by this Directorate via electronic mail correspondence on 09 June 2026, refer. 2. This letter serves as an acknowledgement of receipt of the application form by this Directorate. 3. Based on the information provided, the following is noted: 3.1 The proposal entails the proposed phase 2 housing development on remainder of Erf 551, Darling compromising of the following: 3.1.1. Development of 387 residential erven: 3.1.1.1. 290 Residential Zone 2 erven (Single); 3.1.1.2. 72 Residential Zone 2 erven (Walkup); and 3.1.1.3. 25 Residential Zone 1 erven (GAP). 3.1.2. A crèche, church and school. 3.1.3. 2 Public Open Space. 3.1.4. 2 Authority Zone. 3.1.5. 2 Transport Zone 2. 3.2 The total development footprint is expected to be approximately 12.2ha in extent. 3.3 More than 1ha of indigenous vegetation will be cleared for the proposed development.	Noted. Noted. Noted. Noted. Correct.

	3.4 Access will be obtained via the existing Madeliefie, Malva, Angelier, Sonneblom and Oridge Streets. 3.5 The proposed site is located outside an urban area. 3.6 The proposed site zoning is undetermined. 3.7 The stormwater infrastructure installed next to the road will be longer than 1km in length with a peak throughput of 120 litres per second or more and discharged into the existing stormwater infrastructure to the west and south. 3.8 The development footprint will be bigger than 100 square metres and will be located within 32m from a watercourse (wetland) and a 15m buffer between development and wetland edge will be implemented. 3.9 The internal road infrastructure will be more than 8m wide and longer than 1km in length. 3.10 The proposed development will result in the clearing of more than 300 square meters of the Swartland Granite Renosterveld indigenous vegetation type with conservation status identified as Endangered ecosystem in terms of the National Environmental Management: Biodiversity Act 2004 List of Threatened Ecosystems in Need of Protection, 2022. 4. Applicable Listed Activities: 4.1 This Directorate has reviewed the information contained in the Application Form and confirms that the following listed activities are applicable to the proposed development: 4.1.1. Activities 9, 12, 24, 27 and 28 of Listing Notice 1 and Activities 4 and 12 of Listing Notice 3 of the NEMA EIA Regulations, 2014 (as amended). 4.2. A Basic Assessment process must be followed in order to apply for Environmental Authorisation. 4.3. You are reminded to ensure that only those Listed Activities applied for in terms of the EIA Regulations, 2014 (as amended) will be considered for authorisation.	Noted and thanks for confirmation. Noted. Noted.
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		4.4. The onus is on the applicant to ensure that all of the applicable Listed Activities are applied for and assessed, as part of the EIA application. Failure to include any applicable Listed Activity may invalidate the application. 5. Screening Tool Report, Protocols, Site Sensitivity Verification and Specialist Assessments: 5.1. This Directorate notes that the Screening Tool Report (dated 11 March 2026) has identified a number of specialist studies to be conducted. A motivation, as to why certain specialist studies highlighted in the Screening Report will/will not be conducted, has been provided. 5.2. The following specialist assessments were identified in the Screening Tool Report (dated 11 March 2026): 5.2.1. A Landscape/Visual Impact Assessment; 5.2.2. An Animal Species Impact Assessment; 5.2.3. An Archaeological and Cultural Heritage Impact Assessment; 5.2.4. An Aquatic Biodiversity Impact Assessment; 5.2.5. A Palaeontological Impact Assessment; 5.2.6. A Plant Species Impact Assessment; 5.2.7. A Terrestrial Biodiversity Impact Assessment; and 5.2.8. A Socio-Economic Assessment. 5.3. The Protocols 5.3.1. According to the Protocols, before commencing with a specialist assessment, the current use of the land and environmental sensitivity of the site under consideration identified by the screening tool must be confirmed by undertaking Site Sensitivity Verification ("SSV"). This Directorate notes that the outcome of the SSV has been recorded in the format of a report (dated June 2026).	Noted. Noted. Correct. Correct. Noted. Noted.
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		6.2. According to the application form page 14, section 4.1 “HWC comment that since there is no reason to believe that the proposed development will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required”. However, the said final response has not been provided. 6.3. Please ensure that the comment or final response from HWC must be appended to the final report submitted to the Directorate for decision-making. 7. National Water Act, 1998 requirements: 7.1. Based on the correspondence (Ref: WU42206) dated 25 February 2026 as included in Appendix G, indicates that a Water Use License application has been submitted to the Department of Water and Sanitation (“DWS”) in terms of Section 22 (1) (a) (iii) of the National Water Act. 7.2. Please provide any comment along with the copy of the final response or Water Use License obtained from the DWS must be included in the BAR submitted to the Directorate for decision making. 8. Exemption This Directorate 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. Process 9.1. A Basic Assessment process must be followed in order to apply for Environmental Authorisation.	Correct. Noted. Included in draft BAR. Correct. Noted. Please refer to comments above and information included in draft BAR. Correct. Noted. Please refer to draft BAR.
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		9.2. Please ensure the BAR contain all information requirements outlined in Appendix 1 of the EIA Regulations, 2014 (as amended) for the requirements with respect to the 'Content of basic assessment reports'. 9.3. You are advised that when undertaking the Basic Assessment process, you must take into account the Department's Circular EADP 0028/2014 on the 'One Environmental Management System' and the EIA Regulations, 2014 (as amended) as well as any other Guidelines developed by the Department. 9.4. The Department's Guidelines can be downloaded from the Department's website: www.westerncape.gov.za/eadp. In particular, the Guidelines that may be applicable to the development proposal include, inter alia, the following: 9.4.1. Guideline for Environmental Management Plans (June 2005) 9.4.2. Guideline on Public Participation (March 2013) 9.4.3. Guideline on Alternatives (March 2013) 9.4.4. Guideline on Need and Desirability (March 2013) 10. Public Participation 10.1. A Public Participation Process ("PPP") that meets the requirements of Regulation 41 of the EIA Regulations, 2014 (as amended) must be undertaken. 10.2. The draft BAR must be made available to the Interested and Affected Parties ("I&APs"), including all the relevant State Departments and other Organs of State that administer laws relating to a matter affecting the environment, for a minimum commenting period of thirty (30) days. 10.3. In terms of good environmental practice, you are encouraged to engage with State Departments and other Organs of State early in the EIA process to solicit their inputs	Noted. Please refer to draft BAR for content. Noted. Noted. Please refer to draft BAR for guidelines used. Noted. Please refer to this report for proof. Noted. Please refer to this report for proof. Noted. Please refer to this report for proof.
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		10.5.3. Please ensure that where electronic copies cannot be accessed by I&APs, alternative access to copies of the draft BAR are made available. 10.5.4. E-mail notification to I&APs is strongly supported. However, other means of notification for those I&APs will be required, where no e-mail addresses are available, or where the likelihood of success of this electronic correspondence is expected to be low. 10.5.5. Where I&APs are unable to access electronic copies of the draft BAR, a hard copy of the report must be made available. Alternatively, the EAP will be required to engage with I&APs, with respect to alternative methods of accessing electronic copies of the draft BAR. 11. Environmental Management Programme (“EMPr”) 11.1. In accordance with Section 24N of the NEMA and Regulation 19 of the EIA Regulations, 2014 (as amended), the Department hereby requires the submission of an EMPr. 11.2. The contents of such an EMPr must meet the requirements outlined in Section 24N (2) and (3) of the NEMA (as amended). 11.3. The EMPr must address the potential environmental impacts of the activity throughout the project life cycle, including an assessment of the effectiveness of monitoring and management arrangements after implementation (auditing). 11.4. The EMPr must be submitted together with the pre-application BAR. When compiling the EMPr, the Department’s Guideline for Environmental Management Plans (June 2005), available on the Department’s website must be considered as well as Appendix 4 of the EIA Regulations, 2014 (as amended).	Noted. Noted. Noted. Noted. Please refer to draft EMPr for content. Noted. Please refer to draft EMPr for content. Noted. Please refer to draft EMPr for proof. Noted. Included as Appendix in draft BAR.
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		Western Cape Provincial Spatial Development Framework published by the Department is to minimise the consumption of scarce environmental resources such as water, fuel, building materials, mineral resources, electricity, and land. To this effect and as part of the efforts to reduce the effects of climate change, you must, as part of the EIA process, identify energy efficient technologies that could be implemented for the proposed development, where possible. 13.2. Considering that South Africa is a water scarce country and that many catchments in the Western Cape are already water stressed, you must also consider implementing the use of water saving devices and technologies for the proposed development, where possible. 14. 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 BAR. The BAR must reflect how the strategic context of the site in relation to the broader surrounding area, has been considered in addressing need and desirability. 15. In addition to the above, you must clearly show how the proposed development complies with the principles contained in Section 2 of the NEMA and must also show how the proposed development meets the requirements of sustainable development. 16. In accordance with Regulation 19(1) of the EIA Regulations, 2014 (as amended), the final BAR must be submitted within 90 days of receipt of the application by the Department, calculated from 09 June 2026.	Noted. Water saving technologies included in alternatives. Noted. Please refer to rezoning motivation report for more detail on need and desirability of development. Noted. Please refer to draft BAR for more detail on section 2 requirements. Noted.
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		17. If, however, significant changes have been made or significant new information has been added to the BAR, the applicant/EAP must notify the Department that an additional 50 days (i.e., 140 days from receipt of the application) would be required for the submission of the BAR. The additional 50 days must include a minimum 30-day commenting period to allow registered I&APs to comment on the revised report/additional information. 18. Further note, in terms of Regulation 45 of the EIA Regulations, 2014 (as amended), an application in terms of the EIA Regulations, 2014 (as amended) lapses and the competent authority will deem the application as having lapsed, if the applicant fails to meet any of the timeframes prescribed in terms of these Regulations, unless extension has been granted in terms of Regulation 3(7). 19. Please be reminded that 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. 20. Kindly quote the abovementioned reference number in any future correspondence regarding your application. This Directorate reserves the right to revise or withdraw its comments and request further information from you based on any information received.	Noted. Noted. Noted. Noted. Noted.
Ms. Corne Alexander Specialist Heritage Officer	Email 24 June 2026	Good day Applicant, Kindly be advised that you are required to submit a Section 38 Notification of Intent to Develop application for the proposed development, as sent below.	Good day Corne Many thanks for comment. NOI already submitted and RoD already issued. See attached.

Heritage Resource Management Services		You must submit the application via the SAHRIS website. Please follow the prompts on the website - https://www.sahris.org.za/. Note payment details on the last page of the attached FAQ document. Should you have any further questions, please don't hesitate to contact me. Dear Nicolaas, Thank you for confirming a NID has been processed for this development.	
Department of Environmental Affairs and Development Planning Themba Silinda Directorate: Development Management, Region 1	30 June 2026	ACKNOWLEDGEMENT OF THE DRAFT BASIC ASSESSMENT REPORT FOR THE PROPOSED ESTABLISHMENT OF THE PHASE 2 DARLING HOUSING DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF NO.551, DARLING. 1. The Application Form dated and supporting documents as received by this Directorate via electronic mail correspondence on 09 June 2026, this Directorate's acknowledgement on 19 June 2026, and the draft Basic Assessment Report ("BAR") as received by this Directorate via electronic mail correspondence on 22 June 2026, refers. 2. This letter serves as an acknowledgement of receipt of the draft BAR by this Directorate. 3. This Directorate will review the draft BAR and provide comment within the commenting period, which commenced on 23 June 2026. 4. Please be reminded that 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	Noted. Noted. Noted. Noted.

		imprisonment for a period not exceeding 10 years, or to both such fine and imprisonment. This Directorate reserves the right to revise its initial comments and request further information based on any information received.	Noted.
Breede Olifants Catchment Management Agency Zukisa Dlaku	13 July 2026	COMMENTS ON DRAFT BASIC ASSESSMENT REPORT FOR SWARTLAND MUNICIPALITY THE PROPOSED SECOND PHASE OF THE DARLING HOUSING DEVELOPMENT, DARLING, WESTERN CAPE PROVINCE Your application dated April 2024 has reference. The Breede-Olifants Catchment Management Agency (BOCMA) has evaluated the submitted documents and has the following comments: 1. The Breede-Olifants Catchment Management Agency (BOCMA) acknowledges receipt of the Draft Basic Assessment Report (April 2024) for the proposed Darling Housing Phase 2 development on the Remainder of Erf 551, Darling, Western Cape, which was received by this office on 22 June 2026. 2. BOCMA notes that the proposed development comprises a residential development with associated roads, stormwater infrastructure and community facilities. BOCMA has no objection to the proposed development in principle, subject to compliance with the requirements of the National Water Act, 1998 (Act No. 36 of 1998). 3. It is noted that the Aquatic Biodiversity Compliance Statement (January 2026), included as an appendix to the Draft Basic Assessment Report, indicates that the proposed development is located within the National Water Act regulated area of nearby wetlands. The applicant should ensure that the recommendations contained in the specialist study are implemented. Where the proposed activities constitute water uses in terms of Sections 21(c) and 21(i) of	Noted. Noted. Noted. Correct. No objection noted. Correct.

		the National Water Act, 1998 (Act No. 36 of 1998), the applicant must obtain the appropriate water use authorisation from BOCMA prior to commencing such activities. 4. Should construction activities be undertaken within or adjacent to a watercourse, they must be implemented in a manner that minimises impacts on the water resource. Appropriate measures must be implemented to prevent erosion, sedimentation and pollution of the affected watercourse(s), and any disturbed areas must be rehabilitated upon completion of the works. 5. No construction materials, spoil, fuels, oils, chemicals or waste may be stored or disposed of within a watercourse. All reasonable measures must be taken to prevent pollution of water resources in accordance with Section 19 of the National Water Act, 1998 (Act No. 36 of 1998). 6. No abstraction of surface water or groundwater, or storage of water, may take place without prior authorisation from BOCMA, unless such water use is permissible as a Schedule 1 water use or constitutes an Existing Lawful Water Use in terms of the National Water Act, 1998 (Act No. 36 of 1998). 7. All requirements as stipulated in the National Water Act, 1998 (Act No. 36 of 1998) regarding water use must be adhered to. 8. These comments do not exempt you from complying with other relevant legislations and requirements of other governmental Departments. BOCMA reserves the right to revise initial comments and request further information based on any additional information received.	Correct. GA already issued. See copy in appendixes. Noted. Management and mitigation measures were included in EMPr. Noted. Management and mitigation measures were included in EMPr. Noted. No abstraction planned. Noted. Management and mitigation measures were included in EMPr. Noted. Noted.
Department of Environmental	22 July 2026	COMMENT ON THE DRAFT BASIC ASSESSMENT REPORT FOR THE PROPOSED ESTABLISHMENT OF THE PHASE 2 DARLING	Noted.

Affairs and Development Planning Themba Silinda Directorate: Development Management, Region 1		HOUSING DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON REMAINDER OF ERF 551, DARLING. 1. The draft Basic Assessment Report (“BAR”) as received by this Directorate via electronic mail correspondence on 22 June 2026 and the Directorate’s acknowledgement of receipt letter dated 30 June 2026, refer. 2. This Directorate’s comments on the draft BAR are as follows: 2.1. This Directorate ‘s comments on the pre-application BAR have been largely addressed. 2.2. Confirmation of availability of services: 2.2.1. Power/Electricity Supply: Correspondence from Swartland Local Municipality dated 27 February 2026, as included in Appendix E16 of the draft BAR confirms that bulk electricity capacity and infrastructure will be available for the planned Darling phase 2 housing development. It is understood that the Municipality has already applied to Eskom for an increase in Notified Maximum Demand, which should be made available before the proposed development is implemented. As previously indicated in this Directorate's comments on the pre-application draft BAR (Reference No. 16/3/3/6/7/1/F5/5/2034/25), clarification is required regarding the application submitted to Eskom. Please provide the required information as a matter of urgency. 2.2.2. Since water supply, solid waste removal and effluent disposal services will be provided by the Swartland Local Municipality, you are requested to provide this Directorate with written confirmation that the municipality has sufficient unallocated capacity to provide the necessary services to the proposed development.	Noted. Noted. Noted. An updated letter was included as Appendix E.16 confirming availability of services. Noted. Confirmation letter included under Appendix E.16. Take note that the letter confirm that sewerage treatment capacity will be available by June 2029 and that the upgrade to the WWTW already commenced. According to the budget, the services will only be constructed in the 2027/2028 & 2028/2029 financial year and houses in 2030/2031 and WWTW capacity
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		2.2.3. Confirmation of the availability of services from the service provider(s) must be provided together with the final BAR. 2.3. Land use rights: In accordance with Regulation 8 of the Environmental Impact Assessment ("EIA") Regulations, 2014 (as amended), this proposal has been referred to this Department's Land Use Planning section for comment. These comments will be made available to you once obtained. 3. Specialist Studies: 3.1. Animal Species Impacts: It is noted that the curriculum vitae of the Author (Mr. F. de Villiers) of the Terrestrial Animal Species Theme Compliance Statement has been provided. However, the expertise of the Reviewer/co-author, Ms. C. Swartz has not been provided in the Compliance Statement. Please ensure that the curriculum vitae of Ms. C. Swartz is included in the final BAR. 3.2. Although all specialists' findings and recommendations have been incorporated into the BAR and EMPr, the particulars of the specialists who conducted the studies were not indicated. 3.3. You are reminded to ensure that the curriculum vitae of all the specialist studies conducted for the proposed development and must be included in the draft BAR. 4. National Water Act, 1998 requirements: 4.1. Correspondence dated 27 March 2026 from the Department of Water and Sanitation ("DWS") confirmed that a Water Use Application has been submitted in terms of the National Water Act, 1998 (Act No. 36 of 1998). 4.2. Section C. 3 on page 12 of the draft BAR indicates that the DWS confirmed that a General Authorisation is applicable, however proof of submission of the WULA application has	will only be required in 20232 by which the WWTW will have capacity to treat the effluent generated by the development. Noted. Noted. CV was attached to report. Noted. Please refer to revised draft BAR that was updated to include the particulars of the specialist. Noted. Correct. Correct. Copy of the GA that was issued is also attached (Appendix L) to revised draft BAR.
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		been included as an Appendix to the BAR. Please ensure that the BAR is updated accordingly. 5. Heritage Requirements: 5.1. This Directorate notes that a final response letter (dated 26 August 2025) has been obtained from the Heritage Western Cape (“HWC”) and a copy of the letter has been included in Appendix E of the draft BAR. 5.2. Based on the comments provided by the HWC, there is no reason to believe that the proposed rezoning of a portion (12.1905 ha) of Erf 551-re to a subdivisional area to create a mixed-use residential development, on Erf 551, Darling, will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required. 6. Alternatives: 6.1. Based on the draft BAR, the proposed site (the remainder of Erf 551) proposed development has been identified as the preferred alternative. 6.2. Although the draft BAR indicates that alternative sites were assessed on the larger Erf 551, owned by the applicant, these alternatives were deemed neither feasible nor reasonable. The preferred site is considered since it is linked to existing services and infrastructure and was determined by the applicant to be the most practical and feasible location for the proposed activity. No other alternatives were assessed, other than technology alternatives relating to the use of electricity and water minimisation. 6.3. However, the draft BAR has not provided proof of the investigation of alternatives. In accordance with the Department’s Guideline on Alternatives (dated 2013), proof of the investigation undertaken and motivation indicating that no reasonable or feasible alternatives other than the	Noted. Correct. Correct. Correct. Correct. Noted. Please refer to revised draft BAR for more detail on proof of investigations. The following was added as proof in the investigation of alternatives. After assessing the needs and qualifications criteria, no one qualified for GAP erven and therefore the GAP erven
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		preferred option and the no-go option exist must be provided to the Department. Please ensure this information is incorporated in the final BAR. 7. EMPr: 7.1. Please ensure the cover page of the EMPr and all related documents indicates the correct reference of this Department (Reference number: 16/3/3/1/F5/5/2024/26) for this proposed development. 8. Public Participation: 8.1. 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. 8.2. Proof of the Public Participation undertaken along with a comments and responses report, must be included in the BAR submitted for decision-making. The comments and record of the public participation undertaken as part of draft BAR, must be included in the Public Participation Report to be included in the BAR to be submitted for decision making. 8.3. Please ensure comments are obtained from all Organs of state including the Western Cape Department of Environmental Affairs and Development Planning: Pollution and Chemicals Management and CapeNature, which must be incorporated in the final BAR.	were change due to its need and desirability does not exists. It is however still single residential. Number of even and layout are still the same. Footprint of erven and development still the same. The GAP erven were just change due to its need and desirability does not exists, but is still single residential use. Noted. Please refer to revised reports for corrections. Noted. Please refer to this report for proof and more detail. Noted. Please refer to this report for proof and more detail. Noted. Please refer to this report for proof and more detail. Comments requested but not received from all. Will again request comment on revised draft BAR.
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		9. This Directorate awaits the final BAR. In accordance with Regulation 19(1) of the EIA Regulations, 2014 (as amended), the final BAR must be submitted within 90 days of receipt of the application by the Department, calculated from 09 June 2026. 10. If, however, significant changes have been made or significant new information has been added to the BAR, the applicant/EAP must notify the Department that an additional 50 days (i.e., 140 days from receipt of the application) would be required for the submission of the BAR. The additional 50 days must include a minimum 30-day commenting period to allow registered I&APs to comment on the revised report/additional information. 11. Please be reminded that 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. 12. Kindly quote the above-mentioned reference number in any future correspondence in respect of the application. This Directorate reserves the right to revise its initial comments and request further information based on any information received.	Noted. Take note that the department was notified that additional 50 days will apply to send revised draft BAR out for 30 days comment after amendments were made to specialist reports and activity description to the proposed development. Number of even still the same. Footprint or erven and development still the same. The GAP erven were just change due to its need and desirability does not exists, but is still single residential use. Noted. Noted. Noted.
CapeNature Ismat Adams	24 July 2026	RE: THE PROPOSED SECOND PHASE OF THE DARLING HOUSING DEVELOPMENT, DARLING, WESTERN CAPE PROVINCE DEA&DP ref: 16/3/3/1/F5/5/2024/26 Herewith comment on this application: 1. Regarding the botanical and terrestrial biodiversity statements:	Noted.

		1.1 Please provide an analysis of the alignment of the vegetation community on site and the mapped vegetation type as a reference condition in terms of floristic composition, vegetation structure and soil type present to demonstrate the determination that representative granite renosterveld is not present. 1.2 Sampling effort needs to be quantified. 1.3 In contesting the CBA, there needs to be more substantiation in terms of the biodiversity attributes of the site that includes an analysis of the reasons for CBA mapping of the site. 1.4 No indication of restoration potential of habitat on site is provided, which need to be factored into SEI calculations. 1.5 Very low CI and FI should be substantiated as it is unclear why there is no natural habitat remaining.	Noted. Please refer to revised botanical and terrestrial biodiversity statements. Swartland Granite Renosterveld floristic composition, vegetation structure and soil type present were added to demonstrate the determination that representative granite renosterveld is not present, the site itself is degraded and strongly influenced by historical and ongoing anthropogenic activities. Noted. Please take note that sample effort was quantified in the plant species compliance statement, figure 3. Due to the size of the development, line transect was conducted. Noted. Please refer to updated and revised terrestrial biodiversity assessment. The following were included in the report. Spatial analysis using the Western Cape BSP indicates that the entire proposed development footprint is situated within a Critical Biodiversity Area (CBA 1: Terrestrial), with a CBA 1: Wetland located in close proximity. CBA 1 areas are required to remain in a natural or near-natural state to meet biodiversity conservation targets and maintain ecological processes and landscape connectivity. Although the broader area is classified as a biodiversity priority, the site itself is degraded and strongly influenced by historical and ongoing anthropogenic activities. Noted. Please refer to updated and revised terrestrial biodiversity assessment. Noted. The CI was amended to low and the FI was substantiated to reiterate that the habitat on site is transformed, as reported in the original terrestrial
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		It remains to be determined by the specialist whether the habitat on site is fully transformed or not (no natural habitat remaining) or whether the site consists of degraded or highly degraded secondary growth or just fully ruderal growth with no elements of the mapped vegetation type. There are indigenous grass species on the species list, meaning there is indigenous vegetation present, and even with the weedy/alien cover there is still habitat albeit in degraded or highly degraded form. 1.6 The specialist needs to clarify the survey methodology and whether the species list is from the entire survey route, as there are only six species on the species list. The specialist needs to clarify and confirm that the species diversity on the site was quite homogenous. 1.7 It is indicated that the site is not ecologically connected but there is connectivity to existing open/natural areas. Connectivity should be factored into the sensitivity analysis. 1.8 The specialist should quantify the loss of indigenous vegetation on site. It is noted that operational impacts are indicated as “none”. There are ecosystem level operational impacts such as potential alien invasive proliferation, and edge effect on wetland to the south.	biodiversity assessment report. SEI still came out as very low. Take note that the terrestrial biodiversity assessment report commented on, as well as confirmed by the animal species specialist, already recorded the transformed nature of the site. Noted. Under the site visit it was added that a line transect, as indicated in figure 3 in the plant species compliance statement was the survey methodology followed as this is the most affective method due to transformed nature of the site and size of the site. The survey only record these six species and already reported on the transformed state of the site and as a result of this is homogenous. Noted. Although it is ecologically connected, due to the transformed nature of the site and surrounding areas, it was recorded that ecological connectivity was lost and functional ecological areas are not present on the boarders of the site. Noted. Please refer to executive summary for quantification on vegetation loss. The impact on the edge effect of the wetland was assessed and reported on in the aquatic biodiversity compliance statement. In terms of other proliferation impacts, alien vegetation monitoring of the rehabilitated areas and surrounds
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		1.9 Cumulative assessment analysis should be provided and include the previous phases completed and any future phases, historical loss and remaining extent of the vegetation type and CBA loss in the analysis. 1.10 The impact assessment in the terrestrial report does not make sense as it states impacts can be highly avoided and mitigated but avoidance is not possible for the development. 2. Regarding the aquatic assessment: 2.1 It is noted that the aquatic specialist has confirmed that there are no wetlands or watercourses on the site but has noted and confirmed the presence of wetland to the north of the site and 15 meters to the south of the site. The potential indirect impacts on the neighbouring wetlands should be assessed by the aquatic specialist to quantify whether WUL is needed and provide mitigation measures especially regarding stormwater infrastructure to ensure that indirect impacts to adjacent wetland areas are mitigated. 2.2 The specialist should confirm whether the northern wetland area was also groundtruthed as was done for the southern wetland area. 2.3 Threat status of the delineated wetlands should be included in the reports. 2.4 The specialist should provide detailed mitigation and avoidance measures to be carried through into the EMPr. 3. Regarding the faunal statement: 3.1 Some faunal species are able to utilise disturbed environments. The likelihood of occurrence of each of the listed species should be indicated.	must be conducted on an annual basis were included in the EMPr. Cumulative impacts was reported on under impact tables, but was expanded to report that the previous development was done on environmental authorization issued on transformed habitat similar to this site. Noted. Apologies, was corrected to make sense to record that avoidance is not possible. Correct. Noted. Aquatic Biodiversity compliance statement was amended and the wetland assessed as low, which was confirmed by Breede Olifants Catchment management agency and a GA issued. The northern wetland was groundtruth as recorded and reported in report. Noted. The specialist report was updated to record the treat status. Noted. Mitigation measures were detail and they were included in EMPr. In accordance with the Protocol for the Specialist Assessment and Minimum Report Content Requirements for Environmental Impacts on Terrestrial Animal Species (GN 1150, GG 43855), the
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		3.2 It is unclear whether the clicking stream frogs were observed on site or on the wetland areas. 3.3 SEI should be assessed as per species environmental assessment guideline.	determination of the Probability of Occurrence (POC) for listed Species of Conservation Concern (SCC) is only required where the Terrestrial Animal Species Theme has been assigned a High or Very High sensitivity. As demonstrated in Section 1.2.2: Confirmation of Theme Sensitivity, the study area was confirmed to have a Low terrestrial animal species sensitivity. Consequently, a formal POC assessment for listed SCC is not required in terms of the protocol. Nevertheless, to provide a scientifically robust assessment, the habitat requirements of the listed SCC identified by the National Environmental Screening Tool was reviewed and compared with the habitat types present within the study area. The suitability of the available habitat and the likelihood that these species could occur within the study area were qualitatively evaluated. This assessment provides additional confidence that the confirmed low sensitivity rating is appropriate and supports the conclusion that the proposed development is unlikely to have significant impacts on terrestrial animal Species of Conservation Concern. <i>Strongylopus grayii</i> were observed in the wetland. The area where these frogs were observed was added to Section 4.5: Field Results, for clarification. In accordance with the Protocol for the Specialist Assessment and Minimum Report Content Requirements for Environmental Impacts on Terrestrial Animal Species (GN 1150, GG 43855), the determination of the Site Ecological Importance (SEI) for the recorded habitat types is only required where the Terrestrial Animal Species Theme has been assigned a High or Very High sensitivity. As
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		3.4 Faunal search and rescue procedures should be conducted. Capture and/or removal will require relevant permits from CapeNature. 3.5 Pre-earthworks walk through needs to indicate who is responsible for conducting the walkthrough. CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.	demonstrated in Section 1.2.2: Confirmation of Theme Sensitivity, the study area was confirmed to have a Low terrestrial animal species sensitivity. Consequently, a formal SEI assessment for the different habitats types is not required in terms of the protocol. The following mitigation measure is included under section 5.2: Constructin Phase: "Prior to the commencement of any new earthworks, a walk-through must be conducted of all demarcated construction areas and access roads to identify and safely relocate fauna with limited mobility" A sentence was added to inform that the capture and removal of animal species require a permit from CapeNature The condition that the walk through must be done by a registered specialist has been added to the mitigation measures Noted.
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REFERENCE NUMBER: 16/3/3/1/F5/5/2024/26

DATE OF ISSUE: 19 June 2026

The Municipal Manager
Swartland Local Municipality
Private Bag X52
MALMESBURY
7299

Attention: Ms. M. Terblanche

Tel: (022) 487 9400

E-mail: swartlandmun@swartland.org.za

Dear Madam

ACKNOWLEDGEMENT OF RECEIPT OF THE APPLICATION FORM FOR ENVIRONMENTAL AUTHORISATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) ("NEMA") AND THE ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014 (AS AMENDED) WITH RESPECT TO THE PROPOSED PHASE 2 DARLING HOUSING DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON REMAINDER OF ERF 551, DARLING.

1. The Application Form dated and supporting documents as received by this Directorate via electronic mail correspondence on 09 June 2026, refer.
2. This letter serves as an acknowledgement of receipt of the application form by this Directorate.
3. Based on the information provided, the following is noted:
 - 3.1 The proposal entails the proposed phase 2 housing development on remainder of Erf 551, Darling comprising of the following:
 - 3.1.1. Development of 387 residential erven:
 - 3.1.1.1. 290 Residential Zone 2 erven (Single);
 - 3.1.1.2. 72 Residential Zone 2 erven (Walkup); and
 - 3.1.1.3. 25 Residential Zone 1 erven (GAP).
 - 3.1.2. A crèche, church and school.
 - 3.1.3.2 Public Open Space.
 - 3.1.4.2 Authority Zone.
 - 3.1.5.2 Transport Zone 2.
 - 3.2 The total development footprint is expected to be approximately 12.2ha in extent.
 - 3.3 More than 1ha of indigenous vegetation will be cleared for the proposed development.
 - 3.4 Access will be obtained via the existing Madeliefie, Malva, Angelier, Sonneblom and Oridge Streets.
 - 3.5 The proposed site is located outside an urban area.
 - 3.6 The proposed site zoning is undetermined.

- 3.7 The stormwater infrastructure installed next to the road will be longer than 1km in length with a peak throughput of 120 litres per second or more and discharged into the existing stormwater infrastructure to the west and south.
 - 3.8 The development footprint will be bigger than 100 square metres and will be located within 32m from a watercourse (wetland) and a 15m buffer between development and wetland edge will be implemented.
 - 3.9 The internal road infrastructure will be more than 8m wide and longer than 1km in length.
 - 3.10 The proposed development will result in the clearing of more than 300 square meters of the Swartland Granite Renosterveld indigenous vegetation type with conservation status identified as Endangered ecosystem in terms of the National Environmental Management: Biodiversity Act 2004 List of Threatened Ecosystems in Need of Protection, 2022.
4. Applicable Listed Activities:
- 4.1 This Directorate has reviewed the information contained in the Application Form and confirms that the following listed activities are applicable to the proposed development:
 - 4.1.1. Activities 9, 12, 24, 27 and 28 of Listing Notice 1 and Activities 4 and 12 of Listing Notice 3 of the NEMA EIA Regulations, 2014 (as amended).
 - 4.2. A Basic Assessment process must be followed in order to apply for Environmental Authorisation.
 - 4.3. You are reminded to ensure that only those Listed Activities applied for in terms of the EIA Regulations, 2014 (as amended) will be considered for authorisation.
 - 4.4. The onus is on the applicant to ensure that all of the applicable Listed Activities are applied for and assessed, as part of the EIA application. Failure to include any applicable Listed Activity may invalidate the application.
5. Screening Tool Report, Protocols, Site Sensitivity Verification and Specialist Assessments:
- 5.1. This Directorate notes that the Screening Tool Report (dated 11 March 2026) has identified a number of specialist studies to be conducted. A motivation, as to why certain specialist studies highlighted in the Screening Report will/will not be conducted, has been provided.
 - 5.2. The following specialist assessments were identified in the Screening Tool Report (dated 11 March 2026):
 - 5.2.1. A Landscape /Visual Impact Assessment;
 - 5.2.2. An Animal Species Impact Assessment;
 - 5.2.3. An Archaeological and Cultural Heritage Impact Assessment;
 - 5.2.4. An Aquatic Biodiversity Impact Assessment;
 - 5.2.5. A Palaeontological Impact Assessment;
 - 5.2.6. A Plant Species Impact Assessment;
 - 5.2.7. A Terrestrial Biodiversity Impact Assessment; and
 - 5.2.8. A Socio-Economic Assessment.
 - 5.3. The Protocols
 - 5.3.1. According to the Protocols, before commencing with a specialist assessment, the current use of the land and environmental sensitivity of the site under consideration identified by the screening tool must be confirmed by undertaking Site Sensitivity Verification ("SSV"). This Directorate notes that the outcome of the SSV has been recorded in the format of a report (dated June 2026).
 - 5.3.2. The following specialist studies will be conducted:
 - A Terrestrial Biodiversity Assessment conducted by Mr. Nicolaas Hanekom.
 - An Aquatic Biodiversity Compliance statement will be compiled by Mr. Nick Steytler.
 - A Plant Species Compliance statement will be compiled by Mr. Nicolaas Hanekom.
 - An Animal Species Compliance statement conducted by Anchor Environmental.

- A Traffic Impact Compliance statement conducted by SKC Masakhizwe Engineers.
- 5.3.3. This Directorate concurs with the EAP's motivation provided in the SSV Report dated June 2026, as to why the remaining specialist assessments identified in the Screening Tool Report will not be undertaken.
- 5.3.4. Please be reminded that should any additional specialist be commissioned for which there are no protocol requirements applicable, the said specialist studies must meet the relevant requirements of Appendix 6 of the EIA Regulations, 2014 (as amended) and the relevant requirements of the applicable Protocol (i.e., Aquatic Biodiversity and Terrestrial Biodiversity).
- 5.3.5. Further please note that should any authority that has jurisdiction in respect of any aspect of the proposed development request that further specialist studies be conducted, and where the request is supported by this Directorate, this must take precedence.
6. Heritage Resources:
- 6.1. This Directorate notes that a Notification of Intent to Develop has been submitted to the Heritage Western Cape ("HWC").
- 6.2. According to the application form page 14, section 4.1 *"HWC comment that since there is no reason to believe that the proposed development will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required"*. However, the said final response has not been provided.
- 6.3. **Please ensure that the comment or final response from HWC must be appended to the final report submitted to the Directorate for decision-making.**
7. National Water Act, 1998 requirements:
- 7.1. Based on the correspondence (Ref: WU42206) dated 25 February 2026 as included in Appendix G, indicates that a Water Use License application has been submitted to the Department of Water and Sanitation ("DWS") in terms of Section 22 (1) (a) (iii) of the National Water Act.
- 7.2. Please provide any comment along with the copy of the final response or Water Use License obtained from the DWS must be included in the BAR submitted to the Directorate for decision-making.
8. Exemption
- This Directorate 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. Process
- 9.1. A Basic Assessment process must be followed in order to apply for Environmental Authorisation.
- 9.2. Please ensure the BAR contain all information requirements outlined in Appendix 1 of the EIA Regulations, 2014 (as amended) for the requirements with respect to the 'Content of basic assessment reports'.
- 9.3. You are advised that when undertaking the Basic Assessment process, you must take into account the Department's Circular EADP 0028/2014 on the 'One Environmental Management System' and the EIA Regulations, 2014 (as amended) as well as any other Guidelines developed by the Department.
- 9.4. The Department's Guidelines can be downloaded from the Department's website: www.westerncape.gov.za/eadp. In particular, the Guidelines that may be applicable to the development proposal include, *inter alia*, the following:

- 9.4.1. Guideline for Environmental Management Plans (June 2005)
- 9.4.2. Guideline on Public Participation (March 2013)
- 9.4.3. Guideline on Alternatives (March 2013)
- 9.4.4. Guideline on Need and Desirability (March 2013)

10. Public Participation

- 10.1. A Public Participation Process ("PPP") that meets the requirements of Regulation 41 of the EIA Regulations, 2014 (as amended) must be undertaken.
- 10.2. The draft BAR must be made available to the Interested and Affected Parties ("I&APs"), including all the relevant State Departments and other Organs of State that administer laws relating to a matter affecting the environment, for a minimum commenting period of thirty (30) days.
- 10.3. In terms of good environmental practice, you are encouraged to engage with State Departments and other Organs of State early in the EIA process to solicit their inputs on any of their requirements to be addressed in the EIA application process. Please note that this does not replace the requirement of making the formal BAR available to State Departments/Organs of State, as stipulated above.
- 10.4. The following State Departments/Organs of State must be consulted during the EIA application processes:
 - 10.4.1. The Department of Environmental Affairs and Development Planning ("DEA&DP"): Pollution and Chemicals Management;
 - 10.4.2. DEA&DP: Waste Management;
 - 10.4.3. National Department of Agriculture;
 - 10.4.4. The DWS;
 - 10.4.5. HWC;
 - 10.4.6. Swartland Municipality;
 - 10.4.7. West Coast District Municipality; and
 - 10.4.8. The Western Cape Government: Department of Infrastructure.
- 10.5. The Department herewith provides the following comments:
 - 10.5.1. Your attention is drawn to Circular 0027 of 2021 regarding the electronic administration of EIA applications. The Directorate: Development Management (Region 1 and 2) will continue with the electronic submission of correspondence and has for this reason established a dedicated e-mail address for the submission of all correspondence to the Directorates. For the Cape Town office, the e-mail address is DEADPEIAAdmin@westerncape.gov.za.
 - 10.5.2. This electronic means of working is effective from 1 February 2022 and all general EIA queries, correspondence, applications, non-applications and reports must be e-mailed to the aforementioned email address.
 - 10.5.3. Please ensure that where electronic copies cannot be accessed by I&APs, alternative access to copies of the draft BAR are made available.
 - 10.5.4. E-mail notification to I&APs is strongly supported. However, other means of notification for those I&APs will be required, where no e-mail addresses are available, or where the likelihood of success of this electronic correspondence is expected to be low.
 - 10.5.5. Where I&APs are unable to access electronic copies of the draft BAR, a hard copy of the report must be made available. Alternatively, the EAP will be required to engage with I&APs, with respect to alternative methods of accessing electronic copies of the draft BAR.

11. Environmental Management Programme ("EMPr")

- 11.1. In accordance with Section 24N of the NEMA and Regulation 19 of the EIA Regulations, 2014 (as amended), the Department hereby requires the submission of an EMPr.

- 11.2. The contents of such an EMPr must meet the requirements outlined in Section 24N (2) and (3) of the NEMA (as amended).
- 11.3. The EMPr must address the potential environmental impacts of the activity throughout the project life cycle, including an assessment of the effectiveness of monitoring and management arrangements after implementation (auditing).
- 11.4. The EMPr must be submitted together with the pre-application BAR. When compiling the EMPr, the Department's Guideline for Environmental Management Plans (June 2005), available on the Department's website must be considered as well as Appendix 4 of the EIA Regulations, 2014 (as amended).

12. Alternatives

- 12.1. Please be advised that in terms of the NEMA and EIA Regulations, 2014 (as amended), the investigation of alternatives is mandatory. All alternatives identified must be determined to be feasible and reasonable. In this regard it must be noted that the Department may grant Environmental Authorisation for an alternative, as if the alternative had been applied for, or may grant Environmental Authorisation for the proposed project in respect of all or part of the activities applied for in the application, as specified in Regulation 20 of the EIA Regulations, 2014 (as amended). Alternatives are not limited to activity alternatives, but include layout alternatives, design, operational and technology alternatives.
- 12.2. You are hereby reminded that it is mandatory to investigate and assess the option of not proceeding with the proposed activity (i.e., the "No-Go" option) in addition to other alternatives identified. Every pre-application- and formal EIA application process must therefore identify and investigate alternatives, with feasible and reasonable alternatives to be comparatively assessed. If, however, after identified alternatives have been investigated, no feasible and reasonable alternatives were found, no comparative assessment of alternatives, beyond the comparative assessment of the preferred alternative and the option of not proceeding, is required during the assessment. What would, however, be required in this instance is proof of the investigations undertaken, and motivation for there being no reasonable or feasible alternatives other than the preferred option and the "No-Go" option.

13. Climate Change

- 13.1. The BAR must report on the potential impacts on climate change. One of the objectives of the Western Cape Provincial Spatial Development Framework published by the Department is to minimise the consumption of scarce environmental resources such as water, fuel, building materials, mineral resources, electricity, and land. To this effect and as part of the efforts to reduce the effects of climate change, you must, as part of the EIA process, identify energy efficient technologies that could be implemented for the proposed development, where possible.
- 13.2. Considering that South Africa is a water scarce country and that many catchments in the Western Cape are already water stressed, you must also consider implementing the use of water saving devices and technologies for the proposed development, where possible.
- 14. 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 BAR. The BAR must reflect how the strategic context of the site in relation to the broader surrounding area, has been considered in addressing need and desirability.
- 15. In addition to the above, you must clearly show how the proposed development complies with the principles contained in Section 2 of the NEMA and must also show how the proposed development meets the requirements of sustainable development.
- 16. In accordance with Regulation 19 (1) of the EIA Regulations, 2014 (as amended), the final BAR must be submitted within 90 days of receipt of the application by the Department, calculated from **09 June 2024**.
- 17. If, however, significant changes have been made or significant new information has been added to the BAR, the applicant/EAP must notify the Department that an additional 50 days (i.e., 140 days from

receipt of the application) would be required for the submission of the BAR. The additional 50 days must include a minimum 30-day commenting period to allow registered I&APs to comment on the revised report/additional information.

18. Further note, in terms of Regulation 45 of the EIA Regulations, 2014 (as amended), an application in terms of the EIA Regulations, 2014 (as amended) lapses and the competent authority will deem the application as having lapsed, if the applicant fails to meet any of the timeframes prescribed in terms of these Regulations, unless extension has been granted in terms of Regulation 3(7).
19. Please be reminded that 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.
20. Kindly quote the abovementioned reference number in any future correspondence regarding your application.

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

Yours faithfully



Digitally signed
by Taryn Dreyer
Date: 2026.06.19
12:34:46 +0200

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

Copied in:

- (1) A. Zaayman (Swartland Municipality)
- (2) Mr. Nicolaas Hanekom (Enviro-EAP (Pty) Ltd)
- (3) Mr. Andre Oosthuizen (DEA&DP: DDF)

E-mail: Alwyn.Zaayman@swartland.org.za
E-mail: nicolaas@enviro-eap.co.za
E-mail: Andre.Oosthuizen@westerncape.gov.za

Nicolaas Hanekom

From: Corne Alexander <Corne.Alexander@westerncape.gov.za>
Sent: Thursday, June 25, 2026 7:39 AM
To: Nicolaas Hanekom
Subject: RE: AVAILABILITY OF DRAFT BAR FOR COMMENT. DEA&DP REFERENCE NUMBER: 16/3/3/1/F5/5/2024/26. THE PROPOSED SECOND PHASE OF THE DARLING HOUSING DEVELOPMENT, DARLING, WESTERN CAPE PROVINCE

Dear Nicolaas,

Thank you for confirming a NID has been processed for this development.

HWC Regulated Time Frames June 2026

Ms. Corne Alexander | Specialist Heritage Officer
Contact No. | 021 829 3317

Heritage Resource Management Services
Protea Assurance Building Greenmarket Square, Cape Town
Website: www.hwc.org.za / www.westerncape.gov.za



**Western Cape
Government**
FOR YOU



From: Nicolaas Hanekom <nicolaas@enviro-eap.co.za>
Sent: Wednesday, 24 June 2026 17:33
To: Corne Alexander <Corne.Alexander@westerncape.gov.za>
Cc: Nicolaas Hanekom <nicolaas@enviro-eap.co.za>
Subject: RE: AVAILABILITY OF DRAFT BAR FOR COMMENT. DEA&DP REFERENCE NUMBER: 16/3/3/1/F5/5/2024/26. THE PROPOSED SECOND PHASE OF THE DARLING HOUSING DEVELOPMENT, DARLING, WESTERN CAPE PROVINCE

Good day Corne

Many thanks for comment. NOI already submitted and RoD already issued. See attached.

Vriendelike Groete / Kind regards

Nicolaas Hanekom

Director. Enviro-EAP
Pri Sci Nat (Reg. No. 004415)
Reg. EAP (EAPASA): 2020/1146
Competent Carbon Footprint Analyst

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

Under the Protection of Personal Information Act, 04 of 2013 ("POPIA"), we have a general legal duty to protect information we process. Enviro-EAP (Pty) Ltd is committed to ensuring the security and protection of the personal information processed by the organization, and to provide a compliant and consistent approach to data protection. The information contained in this email and any attachments thereto may be privileged or confidential and are only intended for the exclusive use and attention of the addressed recipient. If you have received this email by mistake, please delete same and advise the sender immediately. Should you have any questions related to our POPIA compliance, please contact admin@enviro-eap.co.za or you may refer to Privacy Policy on our website.

From: Corne Alexander <Corne.Alexander@westerncape.gov.za>
Sent: Wednesday, June 24, 2026 11:02 AM
To: Nicolaas Hanekom <nicolaas@enviro-eap.co.za>
Subject: RE: AVAILABILITY OF DRAFT BAR FOR COMMENT. DEA&DP REFERENCE NUMBER: 16/3/3/1/F5/5/2024/26.
THE PROPOSED SECOND PHASE OF THE DARLING HOUSING DEVELOPMENT, DARLING, WESTERN CAPE PROVINCE

Good day Applicant,

Kindly be advised that you are required to submit a Section 38 Notification of Intent to Develop application for the proposed development, as sent below.

You must submit the application vir the SAHRIS website. Please follow the prompts on the website - <https://www.sahris.org.za/>. Note payment details on the last page of the attached FAQ document.

Should you have any further questions, please don't hesitate to contact me.

HWC Regulated Time Frames June 2026

Ms. Corne Alexander | Specialist Heritage Officer
Contact No. | 021 829 3317

Heritage Resource Management Services
Protea Assurance Building Greenmarket Square, Cape Town
Website: www.hwc.org.za / www.westerncape.gov.za



**Western Cape
Government**
FOR YOU



REFERENCE 16/3/3/1/F5/5/2024/26**DATE:** 30 June 2026

The Municipal Manager
Swartland Local Municipality
Private Bag X52
MALMESBURY
7299

Attention: Ms. M. Terblanche

Tel: (022) 487 9400

E-mail: swartlandmun@swartland.org.za

Dear Madam

ACKNOWLEDGEMENT OF THE DRAFT BASIC ASSESSMENT REPORT FOR THE PROPOSED ESTABLISHMENT OF THE PHASE 2 DARLING HOUSING DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON A PORTION OF THE REMAINDER OF ERF NO.551, DARLING.

1. The Application Form dated and supporting documents as received by this Directorate via electronic mail correspondence on 09 June 2026, this Directorate's acknowledgement on 19 June 2026, and the draft Basic Assessment Report ("BAR") as received by this Directorate via electronic mail correspondence on 22 June 2026, refers.
2. This letter serves as an acknowledgement of receipt of the draft BAR by this Directorate.
3. This Directorate will review the draft BAR and provide comment within the commenting period, which commenced on 23 June 2026.
4. Please be reminded that 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.

This Directorate reserves the right to revise its initial comments and request further information based on any information received.

Yours faithfully



Digitally signed
by Taryn Dreyer
Date: 2026.06.30
07:58:56 +02'00'

pp **MR. ZAAHIR TOEY**
DIRECTORATE: DEVELOPMENT MANAGEMENT REGION 1

Copied:

- (1) A. Zaayman (Swartland Municipality)
- (2) Mr. Nicolaas Hanekom (Enviro-EAP (Pty) Ltd)
- (3) Mr. Andre Oosthuizen (DEA&DP: DDF)

Email: Alwyn.Zaayman@swartland.org.za

Email: nicolaas@enviro-eap.co.za

Email: Andre.Oosthuizen@westerncape.gov.za



52 Voortrekker Road | Bellville | 7530, Private Bag X16 | Sanlamhof | Bellville | 7532

Enquiries: Zukisa Diaku Tel: 021 941 6338 E-mail: zdlaku@bocma.co.za

Reference: 4/10/2/G10L/Darling Housing Development Darling Date: 13 July 2026

Enviro-EAP Environmental Consultants

Attention: Nicolaas Hanekom admin@enviro-eap.co.za

COMMENTS ON DRAFT BASIC ASSESSMENT REPORT FOR SWARTLAND MUNICIPALITY THE PROPOSED SECOND PHASE OF THE DARLING HOUSING DEVELOPMENT, DARLING, WESTERN CAPE PROVINCE

Your application dated April 2024 has reference.

The Breede-Olifants Catchment Management Agency (BOCMA) has evaluated the submitted documents and has the following comments:

1. The Breede-Olifants Catchment Management Agency (BOCMA) acknowledges receipt of the Draft Basic Assessment Report (April 2024) for the proposed Darling Housing Phase 2 development on the Remainder of Erf 551, Darling, Western Cape, which was received by this office on 22 June 2026.
2. BOCMA notes that the proposed development comprises a residential development with associated roads, stormwater infrastructure and community facilities. BOCMA has no objection to the proposed development in principle, subject to compliance with the requirements of the National Water Act, 1998 (Act No. 36 of 1998).
3. It is noted that the Aquatic Biodiversity Compliance Statement (January 2026), included as an appendix to the Draft Basic Assessment Report, indicates that the proposed development is located within the National Water Act regulated area of nearby wetlands. The applicant should ensure that the recommendations contained in the specialist study are implemented. Where the proposed activities constitute water uses in terms of Sections 21(c) and 21(i) of the National Water Act, 1998 (Act No. 36 of 1998), the applicant must obtain the appropriate water use authorisation from BOCMA prior to commencing such activities.
4. Should construction activities be undertaken within or adjacent to a watercourse, they must be implemented in a manner that minimises impacts on the water resource. Appropriate measures must be implemented to prevent erosion, sedimentation and pollution of the affected watercourse(s), and any disturbed areas must be rehabilitated upon completion of the works.
5. No construction materials, spoil, fuels, oils, chemicals or waste may be stored or disposed of within a watercourse. All reasonable measures must be taken to prevent pollution of water resources in accordance with Section 19 of the National Water Act, 1998 (Act No. 36 of 1998).
6. No abstraction of surface water or groundwater, or storage of water, may take place without prior authorisation from BOCMA, unless such water use is permissible as a Schedule 1 water

<https://breedegouritzcma.co.za/>

use or constitutes an Existing Lawful Water Use in terms of the National Water Act, 1998 (Act No. 36 of 1998).

7. All requirements as stipulated in the National Water Act, 1998 (Act No. 36 of 1998) regarding water use must be adhered to.
8. These comments do not exempt you from complying with other relevant legislations and requirements of other governmental Departments.

BOCMA reserves the right to revise initial comments and request further information based on any additional information received.

Yours faithfully



Chief Executive Officer (Acting) :	<u>Mr Jan van Staden</u>
Letter signed by	: Ntsoakeleng Nakin
Designation	: Control Environmental Officer
Date	: 13 July 2026



REFERENCE: 16/3/3/1/F5/5/2024/26

DATE: 22 July 2026

The Municipal Manager
Swartland Local Municipality
Private Bag X52
MALMESBURY
7299

Attention: Ms. M. Terblanche

Tel: (022) 487 9400

E-mail: swartlandmun@swartland.org.za

Dear Madam

COMMENT ON THE DRAFT BASIC ASSESSMENT REPORT FOR THE PROPOSED ESTABLISHMENT OF THE PHASE 2 DARLING HOUSING DEVELOPMENT AND ASSOCIATED INFRASTRUCTURE ON REMAINDER OF ERF 551, DARLING.

1. The draft Basic Assessment Report ("BAR") as received by this Directorate via electronic mail correspondence on 22 June 2026 and the Directorate's acknowledgement of receipt letter dated 30 June 2026, refer.
2. This Directorate's comments on the draft BAR are as follows:
 - 2.1. This Directorate's comments on the pre-application BAR have been largely addressed.
 - 2.2. Confirmation of availability of services:
 - 2.2.1. Power/Electricity Supply:
Correspondence from Swartland Local Municipality dated 27 February 2026, as included in Appendix E16 of the draft BAR confirms that bulk electricity capacity and infrastructure will be available for the planned Darling phase 2 housing development. It is understood that the Municipality has already applied to Eskom for an increase in Notified Maximum Demand, which should be made available before the proposed development is implemented. **As previously indicated in this Directorate's comments on the pre-application draft BAR (Reference No. 16/3/3/6/7/1/F5/5/2034/25), clarification is required regarding the application submitted to Eskom. Please provide the required information as a matter of urgency.**
 - 2.2.2. Since water supply, solid waste removal and effluent disposal services will be provided by the Swartland Local Municipality, you are requested to provide this Directorate with written confirmation that the municipality has sufficient unallocated capacity to provide the necessary services to the proposed development.
 - 2.2.3. Confirmation of the availability of services from the service provider(s) must be provided together with the final BAR.
 - 2.3. Land use rights:
In accordance with Regulation 8 of the Environmental Impact Assessment ("EIA") Regulations, 2014 (as amended), this proposal has been referred to this Department's Land Use Planning section for comment. These comments will be made available to you once obtained.

3. Specialist Studies:
 - 3.1. Animal Species Impacts:
It is noted that the curriculum vitae of the Author (Mr. F. de Villiers) of the Terrestrial Animal Species Theme Compliance Statement has been provided. However, the expertise of the Reviewer/co-author, Ms. C. Swartz has not been provided in the Compliance Statement. Please ensure that the curriculum vitae of Ms. C. Swartz is included in the final BAR.
 - 3.2. Although all specialists' findings and recommendations have been incorporated into the BAR and EMPr, the particulars of the specialists who conducted the studies were not indicated.
 - 3.3. You are reminded to ensure that the curriculum vitae of all the specialist studies conducted for the proposed development and must be included in the draft BAR.
4. National Water Act, 1998 requirements:
 - 4.1. Correspondence dated 27 March 2026 from the Department of Water and Sanitation ("DWS") confirmed that a Water Use Application has been submitted in terms of the National Water Act, 1998 (Act No. 36 of 1998).
 - 4.2. Section C. 3 on page 12 of the draft BAR indicates that the DWS confirmed that a General Authorisation is applicable, however proof of submission of the WULA application has been included as an Appendix to the BAR. Please ensure that the BAR is updated accordingly.
5. Heritage Requirements:
 - 5.1. This Directorate notes that a final response letter (dated 26 August 2025) has been obtained from the Heritage Western Cape ("HWC") and a copy of the letter has been included in Appendix E of the draft BAR.
 - 5.2. Based on the comments provided by the HWC, there is no reason to believe that the proposed rezoning of a portion (12.1905 ha) of Erf 551-re to a subdivisional area to create a mixed-use residential development, on Erf 551, Darling, will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.
6. Alternatives:
 - 6.1. Based on the draft BAR, the proposed site (the remainder of Erf 551) proposed development has been identified as the preferred alternative.
 - 6.2. Although the draft BAR indicates that alternative sites were assessed on the larger Erf 551, owned by the applicant, these alternatives were deemed neither feasible nor reasonable. The preferred site is considered since it is linked to existing services and infrastructure and was determined by the applicant to be the most practical and feasible location for the proposed activity. No other alternatives were assessed, other than technology alternatives relating to the use of electricity and water minimisation.
 - 6.3. However, the draft BAR has not provided proof of the investigation of alternatives. In accordance with the Department's Guideline on Alternatives (dated 2013), proof of the investigation undertaken and motivation indicating that no reasonable or feasible alternatives other than the preferred option and the no-go option exist must be provided to the Department. Please ensure this information is incorporated in the final BAR.
7. EMPr:
 - 7.1. Please ensure the cover page of the EMPr and all related documents indicates the correct reference of this Department (Reference number: 16/3/3/1/F5/5/2024/26) for this proposed development.
8. Public Participation:
 - 8.1. 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.

- 8.2. Proof of the Public Participation undertaken along with a comments and responses report, must be included in the BAR submitted for decision-making. The comments and record of the public participation undertaken as part of draft BAR, must be included in the Public Participation Report to be included in the BAR to be submitted for decision making.
- 8.3. Please ensure comments are obtained from all Organs of state including the Western Cape Department of Environmental Affairs and Development Planning: Pollution and Chemicals Management and CapeNature, which must be incorporated in the final BAR.
9. This Directorate awaits the final BAR. In accordance with Regulation 19(1) of the EIA Regulations, 2014 (as amended), the final BAR must be submitted within 90 days of receipt of the application by the Department, calculated from 09 June 2026.
10. If, however, significant changes have been made or significant new information has been added to the BAR, the applicant/EAP must notify the Department that an additional 50 days (i.e., 140 days from receipt of the application) would be required for the submission of the BAR. The additional 50 days must include a minimum 30-day commenting period to allow registered I&APs to comment on the revised report/additional information.
11. Please be reminded that 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.
12. Kindly quote the above-mentioned reference number in any future correspondence in respect of the application.

This Directorate reserves the right to revise its initial comments and request further information based on any information received.

Yours faithfully



Digitally signed by
Taryn Dreyer
Date: 2026.07.22
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pp **MR. ZAAHIR TOEFY**
DIRECTORATE: DEVELOPMENT MANAGEMENT REGION 1

Copied in:

- (1) A. Zaqayman (Swartland Municipality)
(2) Mr. Nicolaas Hanekom (Enviro-EAP (Pty) Ltd)
(3) Mr. Andre Oosthuizen (DEA&DP: DDP)

E-mail: Alwyn.Zaqayman@swartland.org.za
E-mail: nicolaas@enviro-eap.co.za
E-mail: Andre.Oosthuizen@westerncape.gov.za

Postal	PO Box 26, Porterville, 6810
Physical	72 Voortrekker Street, Porterville, 6810
Website	www.capenature.co.za
Enquiries	Ismat Adams
Telephone	Main +27 87 087 3188
Email	iadams@capenature.co.za
Reference	SSD14/2/6/1/8/2/_RE/551_Darling
Date	24 July 2026

Enviro-EAP (Pty) Ltd

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

Attention: Nicolaas Hanekom

Dear Nicolaas

**RE: THE PROPOSED SECOND PHASE OF THE DARLING HOUSING
DEVELOPMENT, DARLING, WESTERN CAPE PROVINCE**

DEA&DP ref: 16/3/31/F5/5/2024/26

Herewith comment on this application:

- I. Regarding the botanical and terrestrial biodiversity statements:
 - I.1 Please provide an analysis of the alignment of the vegetation community on site and the mapped vegetation type as a reference condition in terms of floristic composition, vegetation structure and soil type present to demonstrate the determination that representative granite renosterveld is not present.
 - I.2 Sampling effort needs to be quantified.
 - I.3 In contesting the CBA, there needs to be more substantiation in terms of the biodiversity attributes of the site that includes an analysis of the reasons for CBA mapping of the site.
 - I.4 No indication of restoration potential of habitat on site is provided, which need to be factored into SEI calculations.
 - I.5 Very low CI and FI should be substantiated as it is unclear why there is no natural habitat remaining. It remains to be determined by the specialist whether the habitat on site is fully transformed or not (no natural habitat remaining) or whether the site consists of degraded or highly degraded secondary growth or just fully ruderal growth with no elements of the mapped vegetation type. There are indigenous grass species on the species list, meaning there is indigenous vegetation present, and even with the weedy/alien cover there is still habitat albeit in degraded or highly degraded form.
 - I.6 The specialist needs to clarify the survey methodology and whether the species list is from the entire survey route, as there are only six species on the species list. The specialist needs to clarify and confirm that the species diversity on the site was quite homogenous.
 - I.7 It is indicated that the site is not ecologically connected but there is connectivity to existing open/natural areas. Connectivity should be factored into the sensitivity analysis.
 - I.8 The specialist should quantify the loss of indigenous vegetation on site. It is noted that operational impacts are indicated as “none”. There are ecosystem level operational

Page 1 of 2

impacts such as potential alien invasive proliferation, and edge effect on wetland to the south.

1.9 Cumulative assessment analysis should be provided and include the previous phases completed and any future phases, historical loss and remaining extent of the vegetation type and CBA loss in the analysis.

1.10 The impact assessment in the terrestrial report does not make sense as it states impacts can be highly avoided and mitigated but avoidance is not possible for the development.

2. Regarding the aquatic assessment:

2.1 It is noted that the aquatic specialist has confirmed that there are no wetlands or watercourses on the site but has noted and confirmed the presence of wetland to the north of the site and 15 meters to the south of the site. The potential indirect impacts on the neighbouring wetlands should be assessed by the aquatic specialist to quantify whether WUL is needed and provide mitigation measures especially regarding stormwater infrastructure to ensure that indirect impacts to adjacent wetland areas are mitigated.

2.2 The specialist should confirm whether the northern wetland area was also groundtruthed as was done for the southern wetland area.

2.3 Threat status of the delineated wetlands should be included in the reports.

2.4 The specialist should provide detailed mitigation and avoidance measures to be carried through into the EMP.

3. Regarding the faunal statement:

3.1 Some faunal species are able to utilise disturbed environments. The likelihood of occurrence of each of the listed species should be indicated.

3.2 It is unclear whether the clicking stream frogs were observed on site or on the wetland areas.

3.3 SEI should be assessed as per species environmental assessment guideline.

3.4 Faunal search and rescue procedures should be conducted. Capture and/or removal will require relevant permits from CapeNature.

3.5 Pre-earthworks walk through needs to indicate who is responsible for conducting the walkthrough.

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: 2026.07.24 14:40:45
+02'00'

Land-Use Scientist: Landscape West
Conservation Operations

Page 2 of 2

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

Board Members: Ms Reyhana Gani (Chairperson), Dr Wendy Annecke, Mr Tom Blok, Mr Neil Jansen, Ms Ayanda Mvndaba, Ms Vuyiswa

Ndzakana, Prof Nicolaas Olivier, Dr Razeena Omar, Ms Chwayita Shude-Mareka