



Appendix G: S24G application – Comments and Response Report

Proposed mixed use / light industrial development on RE/ 139 Farm Zandhoogte

Mossel Bay District Municipality

S24G Reference: 14/1/1/E3/9/2/3/L1270/22

This document records the details of the public participation process and records any comments received from Interested and Affected Parties (IAPs) in terms of the EIA regulations of the National Environmental Management Act (Act 107 of 1998) as well as the responses provided by the Environmental Impact Assessment Practitioner and the proponent.

A public participation process is being carried out in accordance with Section 24J of the NEMA; the following activities have been carried out:

- Notice of proposed application for EA and registration of IAPs:
 - Placing two posters close to the site to inform the public of the process.
 - Emailing notice to organs of state, landowners and potential IAPs of the intended S24G application
 - Placing an advertisement in the Mossel Bay Advertiser on 27 September 2024

- Allowing for a 30-day registration and initial comment

Registration of IAPs: : 27 September to 28 October 2024

- Record of registration and initial comments received in response to the notices

The draft section 24G application form report will be distributed to registered IAPs for a 30-day review and comment period.

All comments received as well as responses provided by the Environmental Impact Assessment Practitioner and the proponent will be recorded throughout the process. Comments will be addressed in the assessment process. Thereafter the Final S24G application will be submitted to the competent authority for decision making.

See the following attached appendices for details of public participation activities carried out:

- Appendix G1: Notices, Adverts and Background information document
- Appendix G2: Full Register of interested and affected parties
- Appendix G3: Registrations, Comments and Responses
- Appendix G4: Notices distributed

Comments and Response Report, May 2025

Name	Date of comment / registration	COMMENT	Date of response	EAP COMMENT / RESPONSE
Tshembhani Ngobeni BOCMA	9 October 2024	COMMENTS ON THE PROPOSED MIXED USE / LIGHT INDUSTRIAL DEVELOPMENT PROPOSED ON RE/139 FARM ZANDHOOGTE, MOSSEL BAY MUNICIPALITY WESTERN CAPE PROVINCE Your email submission of Tuesday, 27 September 2024 has reference.	10 October 2024	Thank you for the initial comments. I tried to send you an email yesterday, but it didn't go through for some reason. I will send you the draft assessment report when it is finalised for a 30-day comment and review period.
		The Breede-Olifants Catchment Management Agency (BOCMA) has evaluated the submitted documents and has the following comments:		
		The current information is not sufficient to make a decision.		
		This office would like to know if the proposed activity will trigger Section 21 water uses of the National Water Act, 1998 (Act 36 of 1998 as amended).	Responses is PP and CRR and addressed in the assessment:	No wetlands are located at the property and only a small old earthen dam exists there. Drainage occurs in a westerly and easterly direction from the centre of property. It is motivated that an Aquatic Biodiversity Sensitivity Assessment will not be necessary to conduct for the application process. The proposed development activities will not trigger a water use licence in terms of Section 21 (c) and (i) of the National Water Act (Act 36 of 1998).
		Does the Mossel Bay Municipality have capacity to accommodate a new development in terms of Bulk Services?		
		Please ensure that no water is taken from a water resource for any purpose without authorisation from the Responsible Authority.		Sewage management The Average Dry Weather Flow (ADWF) created by the proposed development, in line with the above discussions, criteria and standards, is calculated at approximately 51kl/day. No sewage infrastructure will be required for storage unit areas. Sewer from the development will drain to the south-western boundary where it will connect into the main municipal sewer line flowing into the Great Brak River WWTW The Great Brak River WWTW has recently been upgraded and has sufficient capacity to accommodate this development. Water Demand The bulk water Average Annual Daily Demand (AADD) for this proposed development, in line with the above

Name	Date of comment / registration	COMMENT	Date of response	EAP COMMENT / RESPONSE
				discussions, design consumptions, assumptions, criteria and standards, is calculated at approximately 56kl/day. Bulk water is available for this proposed development. Bulk connection points are available from the existing 150mm / 200 mm municipal lines in place along east / west of Sandhoogte road. Bulk services are recommended to be installed prior to development of light industrial uses and warehouses. This is to ensure water, sewage and electricity is available for the remaining of the construction phase. The bulk services report and accompanying designs are provided as appendix B
		Please ensure that no waste or water containing waste is disposed in a manner which may detrimentally impact on a water resource without authorisation from the National Water Act, 1998 (Act 36 of 1998) and other related legislations.		Measures are provided in the EMPr
		No pollution of surface water or groundwater resources may occur due to any activity. Stormwater management must be addressed both in terms of flooding, erosion, and pollution potential.		Measures are provided in the EMPr
		No stormwater runoff from the application premises containing waste, or water containing waste emanating from any activity may be discharged into a water resource without prior treatment.		A stormwater management plan has been prepared and is provided in appendix B. The integrated stormwater and road system form an integral part of layout planning. The system rests on three legs, namely the minor system, the major system and the emergency system. Minor storms and normal flow off are catered for in the normal road prism and piped system. Major storms are routed through a linked system of road prisms and public open spaces, using attenuation techniques. The emergency system recognizes failure of the minor and major systems and provides for emergency runoff by providing continuous overland flow routes to minimize flooding. Two internal detention ponds are proposed. The bulk services report and accompanying designs are provided as appendix B
		The BOCMA reserves the right to revise initial comments and request further information based on any additional information received.		Noted

Name	Date of comment / registration	COMMENT	Date of response	EAP COMMENT / RESPONSE
Marie de la Rey	2024/09/28	I am a member of the Great Brak River Conservancy, serve on the committee, and would like to register as an Interested & Affected Party. Although we have been involved in Great Brak since 2016, we have been living here since 2020 and have grown to love this dorpie. We would like to see good things happen and not developments that will spoil its ambience. Thank you in advance.	30 September 2024	Good day Marie Thank you for your email. I can confirm you have been registered for the authorisation application process. I am looking forward to your input.
Val Thomson	28 September 2024	Good day Claire Could you kindly add my name to the list of interested and affected parties for the above public participation process Kind regards Val Thomson	30 September 2024	Good day Val I have registered you for the environmental authorisation process. Thank you Kind Regards Claire
Scott Thomson Great Brak River Conservancy	28 September 2024	Good afternoon, Please can the Great Brak River Conservancy be added as an interested party	30 September 2024	Good day Scott I have registered the Groot Brak Conservancy as an interested / affected party for this application process. Thank you Kind Regards Claire
Johan Snyman	2 October 2024	Enquired about the location of the site. Enquired about proposed development – was a shopping centre but that has moved In direct view of site Neighbour was old nursery – states it is now Oasis Pub and Grill	2 October 2024	Will send kml / kmz to open with google Earth Proposed for warehousing Located opposite WWTW and close proximity to waste site. Thank you for the phone call. I have registered you as an interested / affected party. As discussed, I am attaching the kmz / kml of the site boundary. Please send through any comments you would like to be addressed. We will send you the assessment report for 30 days review and comment once it is finalised.



Eco Route

ENVIRONMENTAL CONSULTANCY

REGISTRATION NO. 1998/031976/23

DR. COLLEEN EBERSOHN

PhD Univ. Pretoria

Cell: 072 222 6013

e-mail: ebersohn@cyberperk.co.za

MS. JANET EBERSOHN

Bsc. Hons. Environmental Management

Cell: 082 557 7122

e-mail: janet@ecoroute.co.za

Appendix G1: Adverts, notices and BID

Advert placed in the Mossel Bay Advertiser on 27 September 2024



MOSSEL BAY MUNICIPALITY



CANCELLATION OF TENDER

TDR114/2023/2024: PROFESSIONAL SERVICE PROVIDERS FOR THE MOSSEL BAY MUNICIPAL CONTRACTOR DEVELOPMENT PROGRAMME

Notice is herewith given in terms of Section 22 (5) of the Mossel Bay Municipality's Supply Chain Management Policy that the above-mentioned tender has been cancelled due to the following:

Section 22(5.1)(c) of the abovementioned Policy states that a tender may be cancelled if no acceptable bids were received.

Enquiries pertaining to the above can be directed to Ms Juanita Schutte at telephone (044) 606-5198 or at jschutte@mosselbay.gov.za.

MR C PUREN
MUNICIPAL MANAGER

OR23025641_AF



MOSSEL BAY MUNICIPALITY



INVITATION TO TENDER

CLOSING TIME: 12:00

CLOSING DATE: 08 NOVEMBER 2024

TDR48/2024/2025: REPLACE SEWER LINES: TARKA

Tenders are hereby invited from Contractors with a CIDB grading of 3 CE or higher for the Enlargement of Sewer Lines in Tarka (Mossel Bay). Contractors to sub-contract to a maximum of 10% of the contract to a local EME, QSE or Level 1 B-BBEE registered contractor with a CIDB grading of 1 CE or 2 CE in the discipline relevant to the subcontracted works and who is registered on the Municipality's Contractor Development Programme Database. This is a multi-year project for the period ending 30 June 2026.

A set of fully completed tender documents must be submitted on the original documents and remain valid for 90 days after the closing date of the tender. Enquiries about the tender can be addressed to Jahnerik Fourie of Quantra Consulting at telephone 044 690 3324 or email jahnerik@quantra.co.za or Carel Kuun at telephone (082) 335-4864 or e-mail kuun@quantra.co.za. Enquiries pertaining to the completion of the documents can be addressed to Mr Deslin Kohler by telephone (044) 606-5192 or e-mail to dkohler@mosselbay.gov.za.

A compulsory site and information meeting will take place at 11h00 on Thursday, 10 October 2024 at the Infrastructure Department's Committee room, 4 George Road.

ALL BIDDERS, including ALL THE PARTNERS OF A JOINT VENTURE MUST BE CIDB REGISTERED AND ATTEND THIS COMPULSORY MEETING.

BIDDERS (including all partners of a Joint Venture) WHO DID NOT ATTEND THE COMPULSORY SITE AND INFORMATION MEETING AND SUBMIT A BID, WILL BE SEEN AS SUBMITTING A NON-RESPONSIVE BID.

Please note: The Municipality prefer that Senior Company Staff members or Contract Managers attend the compulsory site meeting as the Scope of Works, the Design and the Tender Specifications will be discussed in detail along with the Execution phase expectations and possible amendments. It remains the Bidder's responsibility to familiarise themselves with and fully understand the tender specifications to be able to submit a responsive tender.

Prospective bidders that arrive 15 minutes or more after the advertised time the meeting started will not be allowed to attend the meeting or to sign the attendance register. If a prospective bidder is delayed, he/she must inform the contact person before the meeting commence and he/she will only be allowed to attend the meeting if the chairperson of the meeting, as well as all the other bidders attending the meeting, give permission to do so.

A set of tender documents can be obtained at a non-refundable cost of **R528.00** including VAT. **EFT (Banking details and Reference Nr can be obtained from esnyders@mosselbay.gov.za**. Tender documents must be reserved not later than **16h00 on Monday, 07 October 2024 from Jahnerik Fourie or Carel Kuun of Quantra Consulting at jahnerik@quantra.co.za or kuun@quantra.co.za and will only be made available at the site and information meeting**. Documents will only be handed to bidders who reserved a document and who produce a receipt for the payment of the tender document.

Fully completed tender documents must be placed in a sealed envelope and placed in the **tender box at the Entrance of the Mossel Bay Town Hall, 101 Marsh Street, Mossel Bay by not later than 12h00 on Friday, 08 November 2024**. The envelopes must be endorsed clearly with the number, title and closing date of the tender as above.

The tender is subject to functionality criteria.

Bids will be pre-evaluated on the following functionality criteria and bids that score less than **80 out of 100 points** will be considered as non-responsive:

Functionality criteria and weight:

1. Company (or JV) experience carrying a weight of a **maximum of 30 points**.
2. References Related to that experiences carry a weight of a **maximum of 15 points**.
3. Key Site Staff & Personnel carrying a weight of a **maximum 25 points**.
4. Plant and Equipment carrying a weight of **maximum of 30 points**.

Responsive bids will be evaluated on the 80/20 or 90/10 Preference Points System. A maximum of 20 points (80/20 preference point system) or 10 points (90/10 preference point system) will be allocated for specific goals. 50% of the 20/10 points will be allocated in terms of a bidder's B-BBEE scorecard and other 50% of the 20/10 points will be for a bidder's locality.

The tender box will be emptied just after 12h00 on the closing date as above, hereafter all bids will be opened in public. Late tenders or tenders submitted by e-mail or fax will under no circumstances be accepted.

The Municipality reserves the right to withdraw any invitation to tender and/or to re-advertise or to reject any tender or to accept a part of it. The Municipality does not bind itself to accepting the lowest tender or award a contract to the bidder scoring the highest number of points.

It is expected of all Bidders who are not yet registered on the Central Supplier Database to register without delay on the prescribed form. The Municipality reserves the right not to award tenders to Bidders who are not registered on this Database.

MR C PUREN
MUNICIPAL MANAGER

OR23025628_PM

CAREER OPPORTUNITIES

Jou roete na vooruitgang • Indlela yakho eya empumelelweni • Your route to prosperity



Garden Route District Municipality in the Western Cape is fully committed to Employment Equity.

Applications are invited for the following vacancies in the Corporate Services Department.

SENIOR OPERATOR SWITCHBOARD (GEORGE)

Basic Salary: R 164 060 .76 – R 212 979.36 per annum (T6)
Notice no. 115/2024

ASSISTANT HR PRACTITIONER TRAINING

Basic Salary: R 334 203.48 – R 433 821.24 per annum (T11)
Notice no. 116/2024

The detailed advertisement will be available on the Garden Route District Municipality's website at www.gardenroute.gov.za or (<http://www.gardenroute.gov.za/vacancies>)

Enquiries: Mr Loyiso Shoto, Tel: 044 803 1373 or 1403 / 1327

Closing date: **Friday, 10 October 2024 before 13:30**

Candidates must be willing to be subjected to a criminal record check.

Candidates with disabilities are encouraged to apply.



OR23025535_AF

ECO-ROUTE ENVIRONMENTAL CONSULTANCY Notification of Public Participation



Proposed mixed use / light industrial development on RE/ 139 Farm Zandhoogte, Mossel Bay Municipality, Western Cape

A mixed use / light industrial development is proposed on RE/ 139 Farm Zandhoogte, near Groot Brakrivier, Western Cape Province. The area is approximately 18.5 hectares and located north of the N2 in Tergniet. Approximate central coordinates: 34° 3'28.02"S; 22°11'22.60"E.

In 2020 approximately 2.5 ha of the property was cleared (south east corner). On 31/10/2022, the Western Cape Department of Environmental Affairs & Development Planning (DEADP) issued a Pre-Compliance Notice to Ideal Trading informing that the activities undertaken to develop a brickworks, are deemed to be unauthorised since vegetation was removed without prior Environmental Authorisation (EA). Clearing activities ceased; Ideal Trading was given the option to apply for retrospective authorisation (Section 24G process) or rehabilitate the area. Ideal Trading opted to rehabilitate the affected area. DEADP accepted the rehabilitation plan on 7 February 2023. No further development activities have since taken place (DEADP Reference: 14/1/1/E3/9/2/3/L 1270/22).

The new landowner (Sapphire Ocean Investments (RF) (Pty) Ltd) acquired the land in 2023 and is proposing to develop a mixed use / light industrial development on the property. A Terrestrial biodiversity assessment was carried out in May 2024 on behalf of new landowner; the illegally cleared area has revegetated over the past 4 years.

In terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA) and the 2014 Environmental Impact Assessment (EIA) regulations (as amended, 2017), the proposed development requires an EA to be issued by the DEADP prior to the commencement of construction for the following NEMA EIA activities:

Activity 27 (GN No. R. 327; Listing Notice 1)

The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation...

Activity 28 (GN No. R. 327; Listing Notice 1)

Residential, **mixed**, retail, commercial, **industrial** or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such development: (i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares

Activity 12 (GN No. R. 324; Listing Notice 3)

The clearance of an area of 300 square metres or more of indigenous vegetation ...

Notice is hereby given in terms of Regulation 41 of the NEMA EIA regulations that the developer will be applying for an EA from the DEADP. A Basic Assessment process will be carried out as part of the EA application process. A public participation process will be conducted in terms of the NEMA Regulation 41 of GN R. 326, 2014, as amended. All interested and affected parties (IAPs) are encouraged to participate in the process.

Contact Eco Route to register and / or comment as an IAP within 30 days of this notice; Registration period: 27 September to 28 October 2024. Please provide written comments with your name, contact details and an indication of any direct business, financial, personal or other interest which you may have in the proposed development.

Environmental Assessment Practitioner: Claire De Jongh (EAPASA Reg: 2021/3519)

Tel: 0846074743

Fax: 086 402 9562

Email: claire@ecoroute.co.za

Address: PO. Box 1252 Sedgfield 6573

OR23027352_AF

Two site notices were placed at the site.

ECO-ROUTE ENVIRONMENTAL CONSULTANCY

Notification of Public Participation



Proposed mixed use / light industrial development on RE/ 139 Farm Zandhoogte, Mossel Bay Municipality, Western Cape

A mixed use / light industrial development is proposed on RE/ 139 Farm Zandhoogte, near Groot Brakrivier, Western Cape Province. The area is approximately 18.5 hectares and located north of the N2 in Tergniet. Approximate central coordinates: 34° 3'28.02"S; 22°11'22.60"E.

In 2020 approximately 2.5 ha of the property was cleared (south east corner). On 31/10/ 2022, the Western Cape Department of Environmental Affairs & Development Planning (DEADP) issued a Pre-Compliance Notice to Ideal Trading informing that the activities undertaken to develop a brickworks, are deemed to be unauthorised since vegetation was removed without prior Environmental Authorisation (EA). Clearing activities ceased; Ideal Trading was given the option to apply for retrospective authorisation (Section 24G process) or rehabilitate the area. Ideal Trading opted to rehabilitate the affected area. DEADP accepted the rehabilitation plan on 7 February 2023. No further development activities have since taken place (DEADP Reference: 14/1/1/E3/9/2/3/L1270/22).

The new landowner (Sapphire Ocean Investments (RF) (Pty) Ltd) acquired the land in 2023 and is proposing to develop a mixed use / light industrial development on the property. A Terrestrial biodiversity assessment was carried out in May 2024 on behalf of new landowner; the illegally cleared area has revegetated over the past 4 years.

In terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA) and the 2014 Environmental Impact Assessment (EIA) regulations (as amended, 2017), the proposed development requires an EA to be issued by the DEADP prior to the commencement of construction for the following NEMA EIA activities:

Activity 27 (GN No. R. 327; Listing Notice 1)

The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation...

Activity 28 (GN No. R. 327; Listing Notice 1)

Residential, **mixed**, retail, commercial, **industrial** or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such development: (i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares

Activity 12 (GN No. R. 324; Listing Notice 3)

The clearance of an area of 300 square metres or more of indigenous vegetation ...

Notice is hereby given in terms of Regulation 41 of the NEMA EIA regulations that the developer will be applying for an EA from the DEADP. A Basic Assessment process will be carried out as part of the EA application process. A public participation process will be conducted in terms of the NEMA Regulation 41 of GN R. 326, 2014, as amended. All interested and affected parties (IAPs) are encouraged to participate in the process.

Contact Eco Route to register and / or comment as an IAP within 30 days of this notice; Registration period: 27 September to 28 October 2024. Please provide written comments with your name, contact details and an indication of any direct business, financial, personal or other interest which you may have in the proposed development.

Environmental Assessment Practitioner: Claire De Jongh (EAPASA Reg: 2021/3519)

Tel: 0846074743

Fax: 086 402 9562

Email: claire@ecoroute.co.za

Address: PO. Box 1252 Sedgefield 6573

ECO-ROUTE ENVIRONMENTAL CONSULTANCY

Notification of Public Participation



Proposed mixed use / light industrial development on RE/ 139 Farm Zandhoogte, Mossel Bay Municipality, Western Cape

A mixed use / light industrial development is proposed on RE/ 139 Farm Zandhoogte, near Groot Brakrivier, Western Cape Province. The area is approximately 18.5 hectares and located north of the N2 in Tergniet. Approximate central coordinates: 34° 3'28.02"S; 22°11'22.60"E.

In 2020 approximately 2.5 ha of the property was cleared (south east corner). On 31/10/ 2022, the Western Cape Department of Environmental Affairs & Development Planning (DEADP) issued a Pre-Compliance Notice to Ideal Trading informing that the activities undertaken to develop a brickworks, are deemed to be unauthorised since vegetation was removed without prior Environmental Authorisation (EA). Clearing activities ceased; Ideal Trading was given the option to apply for retrospective authorisation (Section 24G process) or rehabilitate the area. Ideal Trading opted to rehabilitate the affected area. DEADP accepted the rehabilitation plan on 7 February 2023. No further development activities have since taken place (DEADP Reference: 14/1/1/E3/9/2/3/L1270/22).

The new landowner (Sapphire Ocean Investments (RF) (Pty) Ltd) acquired the land in 2023 and is proposing to develop a mixed use / light industrial development on the property. A Terrestrial biodiversity assessment was carried out in May 2024 on behalf of new landowner; the illegally cleared area has revegetated over the past 4 years.

In terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA) and the 2014 Environmental Impact Assessment (EIA) regulations (as amended, 2017), the proposed development requires an EA to be issued by the DEADP prior to the commencement of construction for the following NEMA EIA activities:

Activity 27 (GN No. R. 327; Listing Notice 1)

The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation...

Activity 28 (GN No. R. 327; Listing Notice 1)

Residential, **mixed**, retail, commercial, **industrial** or institutional developments where such land was used for **agriculture**, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such development: (i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares

Activity 12 (GN No. R. 324; Listing Notice 3)

The clearance of an area of 300 square metres or more of indigenous vegetation ...

Notice is hereby given in terms of Regulation 41 of the NEMA EIA regulations that the developer will be applying for an EA from the DEADP. A Basic Assessment process will be carried out as part of the EA application process. A public participation process will be conducted in terms of the NEMA Regulation 41 of GN R. 326, 2014, as amended. All interested and affected parties (IAPs) are encouraged to participate in the process.

Contact Eco Route to register and / or comment as an IAP within 30 days of this notice; Registration period: 27 September to 28 October 2024. Please provide written comments with your name, contact details and an indication of any direct business, financial, personal or other interest which you may have in the proposed development.

Environmental Assessment Practitioner: Claire De Jongh (EAPASA Reg: 2021/3519)

Tel: 0846074743

Fax: 086 402 9562

Email: claire@ecoroute.co.za

Address: PO. Box 1252 Sedgfield 6573

Details of site Notice and advert

Appendix G2: Full Register of interested and affected parties

**Environmental Authorisation Process for proposed light industrial and mixed-use activities on RE/ 139 Farm Zandhoogte, Mossel Bay Municipality,
Western Cape**

DEA&DP Reference:

LIST OF INTERESTED AND AFFECTED PARTIES, May 2025

STATE DEPARTMENTS			
Name	Contact Person	Contact Details	Email
Department of Environmental Affairs and Development Planning (DEA & DP)	Danie Swanepoel Francois Naude Meryll Fredericks	Private Bag x6509, George, 6530 044 814 2013 (T)	Danie.Swanepoel@westerncape.gov.za Francois.Naude@westerncape.gov.za Meryll.Fredericks@westerncape.gov.za
Department of Environmental Affairs and Development Planning: Environmental Law Enforcement	Harriet van Schalkwyk	1st Floor, Leeusig Building, 1 Dorp Street, Cape Town, 8000 Tel: +27 (0)21 483 2701	Harriet.vanSchalkwyk@westerncape.gov Zaidah.Toefy@westerncape.gov.za jck.kotze@gmail.com
	Zaidah Toefy	Department of Environmental Affairs and Development Planning Western Cape Government 1st Floor, Leeusig Building, 1 Dorp Street, Cape Town, 8000 Tel: +27 (0)21 483 2701	Shafeeq.Mallick@westerncape.gov.za Diana.Mouton@westerncape.gov.za Nicholas.Kearns@westerncape.gov.za Nabeelah.Khan@westerncape.gov.za siphesihle.khumalo@westerncape.gov.za
	Shafeeq Mallick		
Department of Health	Nathan J1acobs	Private Bag x6592, George, 6530 044-803 2727 (T) 044-873 5929 (F)	Nathan.Jacobs@westerncape.gov.za
Heritage Western Cape	Noluvo Toto Stephanie Barnardt	Private Bag x9067, Cape Town, 8000 021-483 9729 (T) 021-483 9845 (F)	Noluvo.Toto@westerncape.gov.za Stephanie.barnardt@westerncape.gov.za
Transport & Public Works / Department of Infrastructure	Vanessa Stoffels	24 th Floor, 9 Lower Burg Street, Cape Town 021 483 4669 (T)	Vanessa.Stoffels@westerncape.gov.za
DFFE: Forestry Management	Melanie Koen	Private Bag x12, Knysna, 6570 044 302 6902 (T) 044 382 5461 (F)	MKoen@dffe.gov.za
Department of Environmental Affairs & Development Planning: Head of Component: Biodiversity	Project Manager: Albert Ackhurst	021 483 8364	Albert.Ackhurst@westerncape.gov.za
Department of Water & Sanitation	John Roberts	Private Bag x16, Sanlamhof, 7532 021 941 6179 (T) 021 941 6082 (F)	RobertsJ@dws.gov.za

Rudzani Makahane (Mr) Water Use Specialist: Breede-Olifants CMA	Rudzani Makahane (Mr)	Tel: 023 346 8000 Cell: 079 2141 396 Address: 101 York Street, Room 302, George	rmakahane@bocma.co.za rmphahlele@bocma.co.za asam@bocma.co.za
	Rabokale Mphahlele	Tel: 023 346 8000 Cell: 079 2141 396	
	Andiswa Sam	Address: 101 York Street, Room 302, George	
Western Cape Department of Agriculture	Cor van der Walt	021 808 5099	Cor.vanderWalt@westerncape.gov.za Brandon.Layman@westerncape.gov.za Landuse.elsenburg@elsenburg.com
National Department of Agriculture, Forestry and Fisheries Land Use and Soil Management	Lutendo Netshilema Directorate Land Use and Soil Management	021 994 1413 Private Bag X2 Sanlamhof 7532	phumezasi@dalrrd.gov.za lutendon@dalrrd.gov.za
ORGANS OF STATE			
Name	Contact Person	Contact Details	Email
Cape Nature Land Use Advice	Megan Simons Keith Spencer	Private Bag x6546, George, 6530 044 802 5328 (T) 044 802 5313 (F)	msimons@capenature.co.za kspencer@capenature.co.za
Southern Cape Fire Protection Agency	Dirk Smit	Private Bag x12, Knysna, 6570 044 302 6912 (T) 086 616 1682 (F)	managerfpa@gmail.com
SANPARKS	Vanessa Weyer	PO Box 3542, Knysna, 6570 044 302 5600 (T) 044 382 4539 (F)	Vanessa.Weyer@sanparks.org
Mossel Bay Municipality (Applicant)			
Name	Contact Person	Contact Details	Email
Mossel Bay Municipality	Carel Venter Director Planning & Economic Development	044 606 5000 (T) 044 606 5062 (F) Postal: Private Bag X29, Mossel Bay, 6500 Physical: 101 Marsh Street, Mossel Bay	cventer@mosselbay.gov.za
Mossel Bay Municipality	Dick Naidoo Director Infrastructure Services	044 606 5000 (T) 044 606 5062 (F) Postal: Private Bag X29, Mossel Bay, 6500 Physical: 101 Marsh Street, Mossel Bay	dnaidoo@mosselbay.gov.za
Mossel Bay Municipality	Colin Puren Municipal Manager	044 606 5000 (T) 0446065062 (F) Postal: Private Bag X29, Mossel Bay, 6500 Physical: 101 Marsh Street, Mossel Bay	mmoffice@mosselbay.gov.za
Mossel Bay Municipality	Rushanah Carelse	044 606 5000 (T) 0446065062 (F) Postal: Private Bag X29, Mossel Bay, 6500 Physical: 101 Marsh Street, Mossel Bay	rcarelse@mosselbay.gov.za

Mossel Bay Municipality – Ward 4 Councillor	Anna Janse van Rensburg	082 871 0927	anna.jansevanrensburg@mosselbay.gov.za
Garden Route District Municipality	Mr. Lusanda Menze	P.O. Box 12, George, 6530 044-8031300 (T) 0865556303 (F)	info@gardenroute.gov.za
Garden Route District Municipality	Dr. Nina Viljoen	P.O. Box 12, George, 6530 044-8031300 (T) 0865556303 (F)	nina@gardenroute.gov.za
Mossel Bay Municipality – Ward 4	Clr Annatjie Janse van Rensburg (DA)	082 871 0927	anna.jansevanrensburg@mosselbay.gov.za
Mossel Bay Municipality	Minnie, Rudi < rminnie@mosselbay.gov.za >	Please include the following emails on the IAP's mailing list:	admin@mosselbay.gov.za rminnie@mosselbay.gov.za stentu@mosselbay.gov.za
Garden Route District Municipality	Mr. Lusanda Menze	P.O. Box 12, George, 6530 044-8031300 (T) 0865556303 (F)	info@gardenroute.gov.za
Garden Route District Municipality	Dr. Nina Viljoen	P.O. Box 12, George, 6530 044-8031300 (T) 0865556303 (F)	nina@gardenroute.gov.za
Landowners			
Farm / Erf No.	Contact Person	Postal/ Physical Address	Email
Sapphire Ocean Investments (RF) (Pty) Ltd	Mr Erno Janse van Rensburg	Krugerlaan Plot 14 Lyttelton, Centurion	Ernoj@alsgroup.co.za
Previous landowner – site clearing			
Ideal Trading 301 CC,	Mr C.Spies & D. Swanich,	Groot Brak River, 6503	christo@cobrafuel.co.za dicky@cobratransport.co.za
Surrounding Landowners			
Farm / Erf No.	Contact Person	Postal/ Physical Address	Email / Postage address
RE/53/129 (east)	Oasis Pub and Grill 0631652117	Zandhoogte	tollakitching@gmail.com
RE/25/129 (east)	Landowner / Occupier Rheeboksfontein Plase Pty Ltd	RE/25/129, Great Brak River, Rheeboksfontein Plase Pty Ltd; PO Box 2, Little Grak River, 6503	RE/25/129, Great Brak River, Rheeboksfontein Plase Pty Ltd; PO Box 2, Little Grak River, 6503
Ptn 1/139 (north)	HC & PR Steyn Pty Ltd	139/1, Great Brak River, HC & PR Steyn Pty Ltd, PO Box 242, Mossel Bay, 6500	139/1, Great Brak River, HC & PR Steyn Pty Ltd, PO Box 242, Mossel Bay, 6500
23/129 WOLVEDAN (West)	23/129 is owned by the MB Municipality	MBM JESSICA GOSSMAN / BETSY DITCHAM SES environmental Services – EAP for proposed PV Solar plant and Battery energy storage systems	cventer@mosselbay.gov.za info@sesc.net
40/129 Wolvedans (WWTW) (west)	Mossel Bay Municipality / Groot Brak	Zandhoogte	cventer@mosselbay.gov.za

11/ 142 RHEEBOKSFONTEIN (north)	Rheebok Brick Operations (Pty) Ltd 0446202276	Rheebok Brick Operations	info@rheebokbrick.co.za
N2 (south)	Road - Transport & Public Works / Department of Infrastructure	N2	Vanessa.Stoffels@westerncape.gov.za
RE/5/139 (South)	Droombos – Garden Route	R102	info@droombosgardenroute.co.za
WOLVEDANS 115 / 129 (SW)	Droombos garden Route 0823207200	R102	info@droombosgardenroute.co.za
114/129		Not directly adjacent	
Erf 998 Tegriet / Remainder of Portion 5 of the Farm Zandhoogte 139.	3MP Sales and Education Services CC Registration number 1996/051600/23. Town planning motivational report – Jan Vroulik town Planners	South of N2 / west of Sorgfontein road – land use change application – relevant	janvrolijk@vodamail.co.za
Registered IAPs			
Marie de la Rey		I am a member of the Great Brak River Conservancy, serve on the committee, and would like to register as an Interested & Affected Party. Although we have been involved in Great Brak since 2016, we have been living here since 2020 and have grown to love this dorpie. We would like to see good things happen and not developments that will spoil its ambience. Thank you in advance.	marie.delarey@gmail.com
Val Thomson		Good day Claire Could you kindly add my name to the list of interested and affected parties for the above public participation process Kind regards Val Thomson	valthomson53@gmail.com
Scott Thomson		Good afternoon, Please can the Great Brak River Conservancy be added as an interested party	gbrconservancy@gmail.com
Johan Snyman	spotcash@telkomsa.net	Enquired about the location of the site.	Will send kml / kmz to open with google Earth

		Enquired about proposed development – was a shopping centre but that has moved	Proposed for warehousing – located opposite WWTW and close proximity to waste site.
		In direct view of site	Noted
		Neighbour was old nursery – states it is Oasis Pub and Grill	Noted

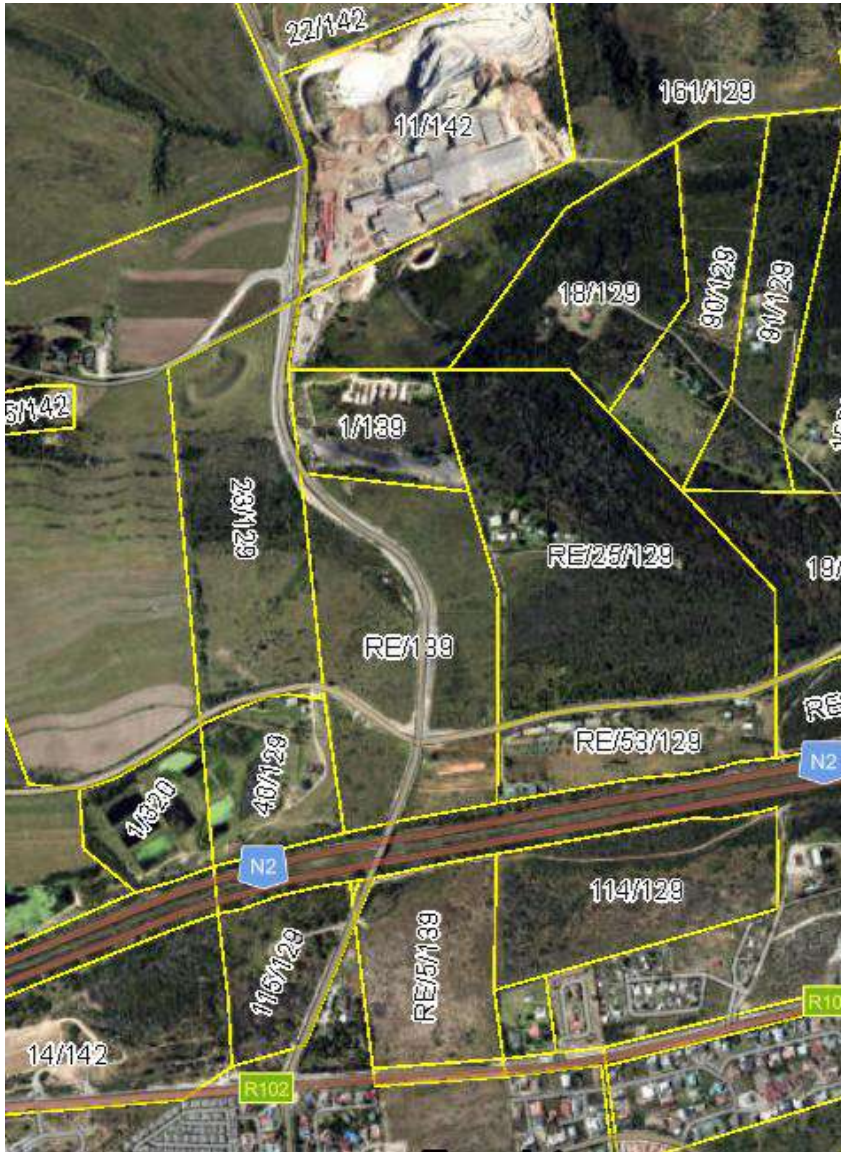


Figure 1: Surrounding land portions

Ward



Legend

Wards

Map Center: Lon: 22°11'27.5"E
Lat: 34°3'30.9"S

Scale: 1:9,028

Date created: 2025/09/05



Figure 2: Site falls within ward 4 of the MBM

Appendix G3: Registration and comments

101 York Street, 3rd Floor Room 302, George 6530, PO Box 1205 George 6530

Enquiries: Tshembhani Ngoben

Tel: 023 346 8000

E-mail: tngoben@bocma.co.za

Reference: 4/10/2/K20A/Zandhoogte RE /139, Mossel Bay

Date: 9 October 2024

Eco Environmental

Attention: Claire De Jongh claire@ecoroute.co.za

**COMMENTS ON THE PROPOSED MIXED USE / LIGHT INDUSTRIAL DEVELOPMENT
PROPOSED ON RE/ 139 FARM ZANDHOOGTE, MOSSEL BAY MUNICIPALITY WESTERN
CAPE PROVINCE**

Your email submission of Tuesday, 27 September 2024 has reference.

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

1. The current information is not sufficient to make a decision. This office would like to know if the proposed activity will trigger Section 21 water uses of the National Water Act, 1998 (Act 36 of 1998 as amended).
2. Does the Mossel Bay Municipality have capacity to accommodate a new development in terms of Bulk Services?
3. Please ensure that no water is taken from a water resource for any purpose without authorisation from the Responsible Authority.
4. Please ensure that no waste or water containing waste is disposed in a manner which may detrimentally impact on a water resource without authorisation from the National Water Act, 1998 (Act 36 of 1998) and other related legislations.
5. No pollution of surface water or groundwater resources may occur due to any activity. Stormwater management must be addressed both in terms of flooding, erosion, and pollution potential.
6. No stormwater runoff from the application premises containing waste, or water containing waste emanating from any activity may be discharged into a water resource without prior treatment.

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

Yours faithfully



Mr Jan van Staden

Chief Executive Officer (Acting)

101 York Street, 3rd Floor Room 302, George 6530, PO Box 1205 George 6530

Enquiries: Tshembhani Ngoben

Tel: 023 346 8000

E-mail: tngobeni@bocma.co.za

Reference: 4/10/2/K20A/Zandhoogte RE /139, Mossel Bay

Date: 9 October 2024

Eco Environmental

Attention: Claire De Jongh claire@ecoroute.co.za

**COMMENTS ON THE PROPOSED MIXED USE / LIGHT INDUSTRIAL DEVELOPMENT
PROPOSED ON RE/ 139 FARM ZANDHOOGTE, MOSSEL BAY MUNICIPALITY WESTERN
CAPE PROVINCE**

Your email submission of Tuesday, 27 September 2024 has reference.

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

1. The current information is not sufficient to make a decision. This office would like to know if the proposed activity will trigger Section 21 water uses of the National Water Act, 1998 (Act 36 of 1998 as amended).
2. Does the Mossel Bay Municipality have capacity to accommodate a new development in terms of Bulk Services?
3. Please ensure that no water is taken from a water resource for any purpose without authorisation from the Responsible Authority.
4. Please ensure that no waste or water containing waste is disposed in a manner which may detrimentally impact on a water resource without authorisation from the National Water Act, 1998 (Act 36 of 1998) and other related legislations.
5. No pollution of surface water or groundwater resources may occur due to any activity. Stormwater management must be addressed both in terms of flooding, erosion, and pollution potential.
6. No stormwater runoff from the application premises containing waste, or water containing waste emanating from any activity may be discharged into a water resource without prior treatment.

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

Yours faithfully



Mr Jan van Staden

Chief Executive Officer (Acting)

claire@ecoroute.co.za

From: claire@ecoroute.co.za
Sent: Wednesday, 09 October 2024 14:21
To: 'Tshembhani Ngobeni'
Cc: 'Andiswa Sam'; 'Rudzani Makahane'; 'Admin'
Subject: RE: THE PROPOSED MIXED USE / LIGHT INDUSTRIAL DEVELOPMENT PROPOSED ON RE/ 139 FARM ZANDHOOGTE, MOSSEL BAY MUNICIPALITY WESTERN CAPE PROVINCE

Good day

Thank you for the initial comments.

I tried to send you an email yesterday, but it didn't go through for some reason.

I will send you the draft assessment report when it is finalised for a 30 day comment and review period.

Kind Regards
Claire

From: Tshembhani Ngobeni <tngobeni@bocma.co.za>
Sent: Wednesday, 09 October 2024 13:24
To: claire@ecoroute.co.za
Cc: Andiswa Sam <asam@bocma.co.za>; Rudzani Makahane <rmakahane@bocma.co.za>
Subject: THE PROPOSED MIXED USE / LIGHT INDUSTRIAL DEVELOPMENT PROPOSED ON RE/ 139 FARM ZANDHOOGTE, MOSSEL BAY MUNICIPALITY WESTERN CAPE PROVINCE

Dear Claire

Kindly see the attached document for your attention.

Regards,
Ngobeni Tshembhani
Water Use Officer: Breede-Olifants CMA
Tel: 023 346 8000 | Cell: 060 551 0891

Address: 101 York Street, Room 302, George

claire@ecoroute.co.za

From: claire@ecoroute.co.za
Sent: Wednesday, 02 October 2024 08:33
To: 'spotcash@telkomsa.net'
Cc: 'Janet Ebersohn'; 'Admin'
Subject: Registration as IAP - Proposed light industrial development on RE / 139 Farm ZANDHOOGTE
Attachments: C05100000000013900000 - Zandhoogte.kml; C05100000000013900000 - Zandgoogte.kmz

Importance: High

Tracking:	Recipient	Read
	'spotcash@telkomsa.net'	
	'Janet Ebersohn'	
	'Admin'	
	admin@ecoroute.co.za	Read: 2024/10/02 08:39
	janet@ecoroute.co.za	Read: 2024/10/02 08:54

Good day Johan

Thank you for the phone call. I have registered you as an interested / affected party.

As discussed, I am attaching the kmz / kml of the site boundary.

Please send through any comments you would like to be addressed.

We will send you the assessment report for 30 days review and comment once it is finalised.

Kind Regards
Claire



Claire De Jongh

Eco Route Environmental Consultancy

0846074743

EAPASA registration: **2021/3519**

claire@ecoroute.co.za

From: Marie de la Rey <marie.delarey@gmail.com>
Sent: Saturday, 28 September 2024 16:19
To: claire@ecoroute.co.za
Subject: RE/139 Farm Zandhoogte, Mossel Bay Municipality

Flag Status: Flagged

Dear Ms De Jongh,

I am a member of the Great Brak River Conservancy, serve on the committee, and would like to register as an Interested & Affected Party.

Although we have been involved in Great Brak since 2016, we have been living here since 2020 and have grown to love this dorpie.

We would like to see good things happen and not developments that will spoil its ambience.

Thank you in advance.

Regards,
Marie de la Rey (Mrs)

claire@ecoroute.co.za

From: admin@mosselbay.gov.za
Sent: Thursday, 03 October 2024 09:44
To: claire@ecoroute.co.za
Cc: claire@ecoroute.co.za
Subject: FW: 12108787, FW: NOTIFICATION OF PUBLIC PARTICIPATION: PROPOSED MIXED USE/LIGHT INDUSTRIAL DEVELOPMENT ON RE/139 FARM ZANDHOOGTE, MOSSEL BAY MUNICIPALITY, WESTERN CAPE

Importance: High

Correspondence Reference: 12129282

File Reference: Zandhoogte-139/1

ACKNOWLEDGEMENT / ONTVANGSERKENNING

We acknowledge receipt of your letter regarding the abovementioned matter and wish to confirm that the matter is receiving attention.

Ons erken ontvangs van u skrywe in bogemelde verband en bevestig dat die saak aandag geniet.

Yours faithfully / Die uwe

MOSSEL BAY MUNICIPALITY
MOSSELBAAI MUNISIPALITEIT

Mossel Bay Municipality email disclaimer:
http://www.mosselbay.gov.za/mbm_disclaimer.pdf

Mossel Bay Municipality,
101 Marsh Street,
Mossel Bay,
6506,
South Africa

Tel: +27 44 606 5000

www.mosselbay.gov.za

claire@ecoroute.co.za

From: claire@ecoroute.co.za
Sent: Wednesday, 02 October 2024 08:28
To: 'rminnie@mosselbay.gov.za'
Cc: 'admin@mosselbay.gov.za'; 'stentu@mosselbay.gov.za'; 'Janet Ebersohn'; 'Admin'
Subject: FW: 12108787, FW: NOTIFICATION OF PUBLIC PARTICIPATION: PROPOSED MIXED USE/LIGHT INDUSTRIAL DEVELOPMENT ON RE/139 FARM ZANDHOOGTE, MOSSEL BAY MUNICIPALITY, WESTERN CAPE
Attachments: Notification Letter RE 139 Farm Zandhoogte.pdf

Good day

The Farm name is Zandhoogte.

WC SG Farm Portion Info

Name: ZANDHOOGTE
Farm Nr: RE/139
Area (Ha): 18.44
SG Region: MOSSEL BAY
SG Code: C05100000000013900000

I will update the register.

Thank you

Kind regards
Claire

From: Minnie, Rudi <rminnie@mosselbay.gov.za>
Sent: Tuesday, 01 October 2024 13:23
To: admin@ecoroute.co.za; claire@ecoroute.co.za
Cc: Tentu, Sibaphiwe <stentu@mosselbay.gov.za>; Roux, Jaco <jroux@mosselbay.gov.za>

Subject: 12108787, FW: NOTIFICATION OF PUBLIC PARTICIPATION: PROPOSED MIXED USE/LIGHT INDUSTRIAL DEVELOPMENT ON RE/139 FARM ZANDHOOGTE, MOSSEL BAY MUNICIPALITY, WESTERN CAPE

Good day

Email below and attachment have reference.

Please include the following emails on the IAP's mailing list:

- admin@mosselbay.gov.za
- rminnie@mosselbay.gov.za
- stentu@mosselbay.gov.za

Could you please provide the farm number? The numbers provided is only for portions and no mention is made of the actual farm number/s.

Kind regards



Rudi Minnie
Assistant Conservation Officer
101 Marsh Street, Mossel Bay
Email: rminnie@mosselbay.gov.za
Web: <https://www.mosselbay.gov.za>
Tel: +27 44 606-5163



IRONMAN 70.3

MOSSEL BAY | HARTENBOS | GREAT BRAK RIVER | HERBERTSDALE

Anti-Fraud Hotline: 0800 333 466

From: admin@ecoroute.co.za <admin@ecoroute.co.za>

Sent: Friday, September 27, 2024 11:26 AM

To: Venter, Carel <cventer@mosselbay.gov.za>; Naidoo, Dick <dnaidoo@mosselbay.gov.za>; Office of the Municipal Manager <mmoffice@mosselbay.gov.za>; Carelse, Rushanah <rcarelse@mosselbay.gov.za>; w.stephan.botha@gmail.com; info@gardenroute.gov.za; nina@gardenroute.gov.za

Cc: claire@ecoroute.co.za; janet@ecoroute.co.za

Subject: NOTIFICATION OF PUBLIC PARTICIPATION: PROPOSED MIXED USE/LIGHT INDUSTRIAL DEVELOPMENT ON RE/139 FARM ZANDHOOGTE, MOSSEL BAY MUNICIPALITY, WESTERN CAPE

*** [EXTERNAL]: This email originated from outside the organization. Exercise caution when opening attachments or clicking links, especially from unknown senders. ***

Dear Municipality,

ECO-ROUTE ENVIRONMENTAL CONSULTANCY

Notification of Public Participation



Proposed mixed use / light industrial development on RE/ 139 Farm Zandhoogte, Mossel Bay Municipality, Western Cape

A mixed use / light industrial development is proposed on RE/ 139 Farm Zandhoogte, near Groot Brakrivier, Western Cape Province. The area is approximately 18.5 hectares and located north of the N2 in Tergniet. Approximate central coordinates: 34° 3'28.02"S; 22°11'22.60"E.

In 2020 approximately 2.5 ha of the property was cleared (south east corner). On 31/10/ 2022, the Western Cape Department of Environmental Affairs & Development Planning (DEADP) issued a Pre-Compliance Notice to Ideal Trading informing that the activities undertaken to develop a brickworks, are deemed to be unauthorised since vegetation was removed without prior Environmental Authorisation (EA). Clearing activities ceased; Ideal Trading was given the option to apply for retrospective authorisation (Section 24G process) or rehabilitate the area. Ideal Trading opted to rehabilitate the affected area. DEADP accepted the rehabilitation plan on 7 February 2023. No further development activities have since taken place (DEADP Reference: 14/1/1/E3/9/2/3/L1270/22).

The new landowner (Sapphire Ocean Investments (RF) (Pty) Ltd) acquired the land in 2023 and is proposing to develop a mixed use / light industrial development on the property. A Terrestrial biodiversity assessment was carried out in May 2024 on behalf of new landowner; the illegally cleared area has revegetated over the past 4 years.

In terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA) and the 2014 Environmental Impact Assessment (EIA) regulations (as amended, 2017), the proposed development requires an EA to be issued by the DEADP prior to the commencement of construction for the following NEMA EIA activities:

Activity 27 (GN No. R. 327; Listing Notice 1)

The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation...

Activity 28 (GN No. R. 327; Listing Notice 1)

Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such

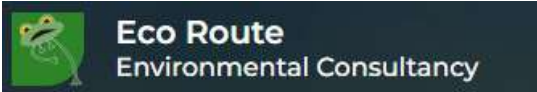
Kind regards,

Carina Leslie

Personal Assistant/Admin

Office: 064 691 4394

www.ecoroute.co.za



Mossel Bay Municipality email disclaimer:

http://www.mosselbay.gov.za/mbm_disclaimer.pdf

Mossel Bay Municipality,
101 Marsh Street,
Mossel Bay,
6506,
South Africa

Tel: +27 44 606 5000

www.mosselbay.gov.za

claire@ecoroute.co.za

From: claire@ecoroute.co.za
Sent: Wednesday, 02 October 2024 12:32
To: 'janet@ecoroute.co.za'; 'Minnie, Rudi'
Cc: 'Admin'
Subject: RE: 12108787, FW: NOTIFICATION OF PUBLIC PARTICIPATION: PROPOSED MIXED USE/LIGHT INDUSTRIAL DEVELOPMENT ON RE/139 FARM ZANDHOOGTE, MOSSEL BAY MUNICIPALITY, WESTERN CAPE
Attachments: Locality Map.jpg; Locality Map - RE 139 Zandhoogte.jpg

Hi Minne

Please find attached locality map for:

- RE / 139 Farm Zandhoogte
- Portions 420 and 373, Outeniqua Game Farm

Kind Regards

Claire

From: janet@ecoroute.co.za <janet@ecoroute.co.za>
Sent: Wednesday, 02 October 2024 11:57
To: 'Minnie, Rudi' <rminnie@mosselbay.gov.za>; claire@ecoroute.co.za
Cc: 'Admin' <admin@ecoroute.co.za>
Subject: RE: 12108787, FW: NOTIFICATION OF PUBLIC PARTICIPATION: PROPOSED MIXED USE/LIGHT INDUSTRIAL DEVELOPMENT ON RE/139 FARM ZANDHOOGTE, MOSSEL BAY MUNICIPALITY, WESTERN CAPE

Hi Claire

For clarity I suggest you send a locality map

Should you require any information please do not hesitate to contact me.



Kind Regards
Janet Ebersohn

Bsc.Hon Environmental Management
EAPASA Registration Number: 2019/1286
082 5577122

From: Minnie, Rudi <rminnie@mosselbay.gov.za>

Sent: Wednesday, 02 October 2024 11:28

To: claire@ecoroute.co.za

Cc: 'Janet Ebersohn' <janet@ecoroute.co.za>; 'Admin' <admin@ecoroute.co.za>

Subject: RE: 12108787, FW: NOTIFICATION OF PUBLIC PARTICIPATION: PROPOSED MIXED USE/LIGHT INDUSTRIAL DEVELOPMENT ON RE/139 FARM ZANDHOOGTE, MOSSEL BAY MUNICIPALITY, WESTERN CAPE

Good day Claire

My apologies about that, it was a copy and past from the previous email (see attach).

Any feedback on that farm numbers?

Kind regards



Rudi Minnie
Assistant Conservation Officer
101 Marsh Street, Mossel Bay
Email: rminnie@mosselbay.gov.za
Web: <https://www.mosselbay.gov.za>
Tel: +27 44 606-5163



IRONMAN 70.3
SUNDAY 17 NOV 2024

MOSSEL BAY | HARTENBOS | GREAT BRAK RIVER | HERBERTSDALE

Anti-Fraud Hotline: 0800 333 466

From: claire@ecoroute.co.za <claire@ecoroute.co.za>

Sent: Wednesday, October 2, 2024 8:28 AM

To: Minnie, Rudi <rminnie@mosselbay.gov.za>

Cc: admin <admin@mosselbay.gov.za>; Tentu, Sibaphiwe <stentu@mosselbay.gov.za>; 'Janet Ebersohn' <janet@ecoroute.co.za>; 'Admin' <admin@ecoroute.co.za>

Subject: FW: 12108787, FW: NOTIFICATION OF PUBLIC PARTICIPATION: PROPOSED MIXED USE/LIGHT INDUSTRIAL DEVELOPMENT ON RE/139 FARM ZANDHOOGTE, MOSSEL BAY MUNICIPALITY, WESTERN CAPE

*** [EXTERNAL]: This email originated from outside the organization. Exercise caution when opening attachments or clicking links, especially from unknown senders. ***

Good day

The Farm name is Zandhoogte.

WC SG Farm Portion Info

Name: ZANDHOOGTE

Farm Nr: RE/139

Area (Ha): 18.44

SG Region: MOSSEL BAY

SG Code: C05100000000013900000

I will update the register.

Thank you

Kind regards

Claire

From: Minnie, Rudi <rminnie@mosselbay.gov.za>

Sent: Tuesday, 01 October 2024 13:23

To: admin@ecoroute.co.za; claire@ecoroute.co.za

Cc: Tentu, Sibaphiwe <stentu@mosselbay.gov.za>; Roux, Jaco <jroux@mosselbay.gov.za>

Subject: 12108787, FW: NOTIFICATION OF PUBLIC PARTICIPATION: PROPOSED MIXED USE/LIGHT INDUSTRIAL DEVELOPMENT ON RE/139 FARM ZANDHOOGTE, MOSSEL BAY MUNICIPALITY, WESTERN CAPE

Good day

Email below and attachment have reference.

Please include the following emails on the IAP's mailing list:

- admin@mosselbay.gov.za
- rminnie@mosselbay.gov.za
- stentu@mosselbay.gov.za

Could you please provide the farm number? The numbers provided is only for portions and no mention is made of the actual farm number/s.

Kind regards



Rudi Minnie
Assistant Conservation Officer
 101 Marsh Street, Mossel Bay
 Email: rminnie@mosselbay.gov.za
 Web: <https://www.mosselbay.gov.za>
 Tel: +27 44 606-5163



MOSSEL BAY | HARTENBOS | GREAT BRAK RIVER | HERBERTSDALE
 Anti-Fraud Hotline: 0800 333 466

From: admin@ecoroute.co.za <admin@ecoroute.co.za>

Sent: Friday, September 27, 2024 11:26 AM

To: Venter, Carel <cventer@mosselbay.gov.za>; Naidoo, Dick <dnaidoo@mosselbay.gov.za>; Office of the Municipal Manager <mmoffice@mosselbay.gov.za>; Carelse, Rushanah <rcarelse@mosselbay.gov.za>; w.stephan.botha@gmail.com; info@gardenroute.gov.za; nina@gardenroute.gov.za

Cc: claire@ecoroute.co.za; janet@ecoroute.co.za

Subject: NOTIFICATION OF PUBLIC PARTICIPATION: PROPOSED MIXED USE/LIGHT INDUSTRIAL DEVELOPMENT ON RE/139 FARM ZANDHOOGTE, MOSSEL BAY MUNICIPALITY, WESTERN CAPE

*** [EXTERNAL]: This email originated from outside the organization. Exercise caution when opening attachments or clicking links, especially from unknown senders. ***

Dear Municipality,

ECO-ROUTE ENVIRONMENTAL CONSULTANCY

Notification of Public Participation



Proposed mixed use / light industrial development on RE/ 139 Farm Zandhoogte, Mossel Bay Municipality, Western Cape

A mixed use / light industrial development is proposed on RE/ 139 Farm Zandhoogte, near Groot Brakrivier, Western Cape Province. The area is approximately 18.5 hectares and located north of the N2 in Tergniet. Approximate central coordinates: 34° 3'28.02"S; 22°11'22.60"E.

In 2020 approximately 2.5 ha of the property was cleared (south east corner). On 31/10/ 2022, the Western Cape Department of Environmental Affairs & Development Planning (DEADP) issued a Pre-Compliance Notice to Ideal Trading informing that the activities undertaken to develop a brickworks, are deemed to be unauthorised since vegetation was removed without prior Environmental Authorisation (EA). Clearing activities ceased; Ideal Trading was given the option to apply for retrospective authorisation (Section 24G process) or rehabilitate the area. Ideal Trading opted to rehabilitate the affected area. DEADP accepted the rehabilitation plan on 7 February 2023. No further development activities have since taken place (DEADP Reference: 14/1/1/E3/9/2/3/L1270/22).

The new landowner (Sapphire Ocean Investments (RF) (Pty) Ltd) acquired the land in 2023 and is proposing to develop a mixed use / light industrial development on the property. A Terrestrial biodiversity assessment was carried out in May 2024 on behalf of new landowner; the illegally cleared area has revegetated over the past 4 years.

In terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA) and the 2014 Environmental Impact Assessment (EIA) regulations (as amended, 2017), the proposed development requires an EA to be issued by the DEADP prior to the commencement of construction for the following NEMA EIA activities:

Activity 27 (GN No. R. 327; Listing Notice 1)

The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation...

Activity 28 (GN No. R. 327; Listing Notice 1)

Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such

Kind regards,

Carina Leslie

Personal Assistant/Admin

Office: 064 691 4394

www.ecoroute.co.za



Mossel Bay Municipality email disclaimer:

http://www.mosselbay.gov.za/mbm_disclaimer.pdf

Mossel Bay Municipality,
101 Marsh Street,
Mossel Bay,
6506,
South Africa

Tel: +27 44 606 5000

www.mosselbay.gov.za

Mossel Bay Municipality email disclaimer:

http://www.mosselbay.gov.za/mbm_disclaimer.pdf

Mossel Bay Municipality,
101 Marsh Street,
Mossel Bay,
6506,
South Africa

Tel: +27 44 606 5000

www.mosselbay.gov.za

claire@ecoroute.co.za

From: claire@ecoroute.co.za
Sent: Monday, 30 September 2024 07:10
To: 'Marie de la Rey'
Cc: 'Admin'
Subject: RE: RE/139 Farm Zandhoogte, Mossel Bay Municipality

Good day Marie

Thank you for your email.

I can confirm you have been registered for the authorisation application process.

I am looking forward to your input.

Kind Regards
Claire

From: Marie de la Rey <marie.delarey@gmail.com>
Sent: Saturday, 28 September 2024 16:19
To: claire@ecoroute.co.za
Subject: RE/139 Farm Zandhoogte, Mossel Bay Municipality

Dear Ms De Jongh,

I am a member of the Great Brak River Conservancy, serve on the committee, and would like to register as an Interested & Affected Party.

Although we have been involved in Great Brak since 2016, we have been living here since 2020 and have grown to love this dorpie.

We would like to see good things happen and not developments that will spoil its ambience.

Thank you in advance.

Regards,
Marie de la Rey (Mrs)

101 York Street, 3rd Floor Room 302, George 6530, PO Box 1205 George 6530

Enquiries: Tshembhani Ngoben

Tel: 023 346 8000

E-mail: tngobeni@bocma.co.za

Reference: 4/10/2/K20A/Zandhoogte RE /139, Mossel Bay

Date: 9 October 2024

Eco Environmental

Attention: Claire De Jongh claire@ecoroute.co.za

**COMMENTS ON THE PROPOSED MIXED USE / LIGHT INDUSTRIAL DEVELOPMENT
PROPOSED ON RE/ 139 FARM ZANDHOOGTE, MOSSEL BAY MUNICIPALITY WESTERN
CAPE PROVINCE**

Your email submission of Tuesday, 27 September 2024 has reference.

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

1. The current information is not sufficient to make a decision. This office would like to know if the proposed activity will trigger Section 21 water uses of the National Water Act, 1998 (Act 36 of 1998 as amended).
2. Does the Mossel Bay Municipality have capacity to accommodate a new development in terms of Bulk Services?
3. Please ensure that no water is taken from a water resource for any purpose without authorisation from the Responsible Authority.
4. Please ensure that no waste or water containing waste is disposed in a manner which may detrimentally impact on a water resource without authorisation from the National Water Act, 1998 (Act 36 of 1998) and other related legislations.
5. No pollution of surface water or groundwater resources may occur due to any activity. Stormwater management must be addressed both in terms of flooding, erosion, and pollution potential.
6. No stormwater runoff from the application premises containing waste, or water containing waste emanating from any activity may be discharged into a water resource without prior treatment.

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

Yours faithfully



Mr Jan van Staden

Chief Executive Officer (Acting)

claire@ecoroute.co.za

From: claire@ecoroute.co.za
Sent: Monday, 30 September 2024 07:11
To: 'Val Thomson'
Cc: 'Admin'
Subject: RE: Registration as IAP for public Participation RE/139 Sandhoogte Mossel Bay

Good day Val

I have registered you for the environmental authorisation process.

Thank you

Kind Regards
Claire

From: Val Thomson <valthomson53@gmail.com>
Sent: Saturday, 28 September 2024 15:56
To: claire@ecoroute.co.za
Subject: Registration as IAP for public Participation RE/139 Sandhoogte Mossel Bay

Good day Claire
Could you kindly add my name to the list of interested and affected parties for the above public participation process
Kind regards
Val Thomson

Appendix G4: Notices distributed – Notice of intent to apply for EA and registration of IAPs

From: claire@ecoroute.co.za
Sent: Wednesday, 02 October 2024 08:57
To: 'tollakitching@gmail.com'
Cc: 'Janet Ebersohn'; 'Admin'
Subject: NOTIFICATION OF PUBLIC PARTICIPATION: PROPOSED MIXED USE/LIGHT INDUSTRIAL DEVELOPMENT ON RE/139 FARM ZANDHOOGTE, MOSSEL BAY MUNICIPALITY, WESTERN CAPE
Attachments: Notification letter_Adjacent Landowner_RE_139 - Farm Zandhoogte - 2 October.pdf

Dear adjacent landowner (Oasis Pub and Grill - RE/53/129)

You have been identified as an interested and affected party (IAP) for a proposed mixed use / light industrial development proposed on RE/139 Farm Zandhoogte, near Groot Brakrivier, Western Cape Province. The area is approximately 18.5 hectares and located north of the N2 in Tergniet. Approximate central coordinates: 34° 3'28.02"S; 22°11'22.60"E.

A notification letter is attached.

Registered IAPs will be sent the draft assessment report for a 30-day review and comment period. Thereafter an application for environmental authorisation will be submitted.

Please submit any initial comments you would like to be addressed in the assessment within the next 30 days.

Thank you
Kind Regards
Claire

Claire De Jongh 
Eco Route Environmental Consultancy
0846074743
EAPASA registration: **2021/3519**

claire@ecoroute.co.za

From: claire@ecoroute.co.za
Sent: Wednesday, 02 October 2024 09:02
To: 'info@droombosgardenroute.co.za'
Cc: 'Janet Ebersohn'; 'Admin'
Subject: NOTIFICATION OF PUBLIC PARTICIPATION: PROPOSED MIXED USE/LIGHT INDUSTRIAL DEVELOPMENT ON RE/139 FARM ZANDHOOGTE, MOSSEL BAY MUNICIPALITY, WESTERN CAPE
Attachments: Notification letter_Adjacent Landowner_RE_139 - Farm Zandhoogte - 2 October.pdf

Dear adjacent landowner (Droom Bos - RE/5/139)

You have been identified as an interested and affected party (IAP) for a proposed mixed use / light industrial development proposed on RE/139 Farm Zandhoogte, near Groot Brakrivier, Western Cape Province. The area is approximately 18.5 hectares and located north of the N2 in Tergniet. Approximate central coordinates: 34° 3'28.02"S; 22°11'22.60"E.

A notification letter is attached.

Registered IAPs will be sent the draft assessment report for a 30-day review and comment period. Thereafter an application for environmental authorisation will be submitted.

Please submit any initial comments you would like to be addressed in the assessment within the next 30 days.

Thank you
Kind Regards
Claire

Claire De Jongh 
Eco Route Environmental Consultancy
0846074743
EAPASA registration: **2021/3519**

claire@ecoroute.co.za

From: claire@ecoroute.co.za
Sent: Wednesday, 02 October 2024 09:06
To: 'Zaidah.Toefy@westerncape.gov.za'
Cc: 'Janet Ebersohn'
Subject: FW: NOTIFICATION OF PUBLIC PARTICIPATION: PROPOSED MIXED USE/LIGHT INDUSTRIAL DEVELOPMENT ON RE/139 FARM ZANDHOOGTE, MOSSEL BAY MUNICIPALITY, WESTERN CAPE
Attachments: Notification letter_Adjacent Landowner_RE_139 - Farm Zandhoogte - 2 October.pdf
Importance: High

Good day Mr Toefy

A mixed use / light industrial development is proposed to be developed on RE/ 139 Farm Zandhoogte, near Groot Brakrivier, Western Cape Province. The area is approximately 18.5 hectares and located north of the N2 in Tergniet. Approximate central coordinates: 34° 3'28.02"S; 22°11'22.60"E.

A notification letter is attached.

Registered IAPs will be sent the draft assessment report for a 30-day review and comment period. Thereafter an application for environmental authorisation will be submitted.

Could we please have a meeting to confirm the EA application process for the previous and proposed activities.

Thank you
Kind Regards
Claire



Claire De Jongh
Eco Route Environmental Consultancy
0846074743
EAPASA registration: **2021/3519**

claire@ecoroute.co.za

From: claire@ecoroute.co.za
Sent: Wednesday, 02 October 2024 09:11
To: 'Shafeeq.Mallick@westerncape.gov.za'
Cc: 'Janet Ebersohn'
Subject: FW: NOTIFICATION OF PUBLIC PARTICIPATION: PROPOSED MIXED USE/LIGHT INDUSTRIAL DEVELOPMENT ON RE/139 FARM ZANDHOOGTE, MOSSEL BAY MUNICIPALITY, WESTERN CAPE
Attachments: Notification letter_Adjacent Landowner_RE_139 - Farm Zandhoogte - 2 October.pdf
Importance: High

Good day

I note Mr Toefy is currently on leave; We would like to arrange a meeting to confirm the EA application process for the previous and proposed activities for the proposed development (please see trailing email and the attached notification letter).

Thank you

Kind Regards
Claire

From: claire@ecoroute.co.za <claire@ecoroute.co.za>
Sent: Wednesday, 02 October 2024 09:06
To: 'Zaidah.Toefy@westerncape.gov.za' <Zaidah.Toefy@westerncape.gov.za>
Cc: 'Janet Ebersohn' <janet@ecoroute.co.za>
Subject: FW: NOTIFICATION OF PUBLIC PARTICIPATION: PROPOSED MIXED USE/LIGHT INDUSTRIAL DEVELOPMENT ON RE/139 FARM ZANDHOOGTE, MOSSEL BAY MUNICIPALITY, WESTERN CAPE
Importance: High

Good day Mr Toefy

A mixed use / light industrial development is proposed to be developed on RE/ 139 Farm Zandhoogte, near Groot Brakrivier, Western Cape Province. The area is approximately 18.5 hectares and located north of the N2 in Tergniet. Approximate central coordinates: 34° 3'28.02"S; 22°11'22.60"E.

A notification letter is attached.

Registered IAPs will be sent the draft assessment report for a 30-day review and comment period. Thereafter an application for environmental authorisation will be submitted.

Could we please have a meeting to confirm the EA application process for the previous and proposed activities.

Thank you
Kind Regards
Claire



Claire De Jongh
Eco Route Environmental Consultancy
0846074743
EAPASA registration: **2021/3519**

claire@ecoroute.co.za

From: claire@ecoroute.co.za
Sent: Wednesday, 02 October 2024 09:52
To: 'info@rheebokbrick.co.za'
Cc: 'Admin'; 'Janet Ebersohn'
Subject: FW: NOTIFICATION OF PUBLIC PARTICIPATION: PROPOSED MIXED USE/LIGHT INDUSTRIAL DEVELOPMENT ON RE/139 FARM ZANDHOOGTE, MOSSEL BAY MUNICIPALITY, WESTERN CAPE
Attachments: Notification letter_Adjacent Landowner_RE_139 - Farm Zandhoogte - 2 October.pdf

Dear adjacent landowner (Rheebok Brick Operations (Pty) Ltd - 11/ 142 RHEEBOKSFONTEIN)

You have been identified as an interested and affected party (IAP) for a proposed mixed use / light industrial development proposed on RE/ 139 Farm Zandhoogte, near Groot Brakrivier, Western Cape Province. The area is approximately 18.5 hectares and located north of the N2 in Tergniet. Approximate central coordinates: 34° 3'28.02"S; 22°11'22.60"E.

A notification letter is attached.

Registered IAPs will be sent the draft assessment report for a 30-day review and comment period. Thereafter an application for environmental authorisation will be submitted.

Please submit any initial comments you would like to be addressed in the assessment within the next 30 days.

Thank you
Kind Regards
Claire

Claire De Jongh 
Eco Route Environmental Consultancy
0846074743
EAPASA registration: **2021/3519**

claire@ecoroute.co.za

From: admin@ecoroute.co.za
Sent: Friday, 27 September 2024 12:01
To: dicky@cobratransport.co.za
Cc: claire@ecoroute.co.za; janet@ecoroute.co.za
Subject: NOTIFICATION OF PUBLIC PARTICIPATION: PROPOSED MIXED USE/LIGHT INDUSTRIAL DEVELOPMENT ON RE/139 FARM ZANDHOOGTE, MOSSEL BAY MUNICIPALITY, WESTERN CAPE
Attachments: Notification Letter RE 139 Farm Zandhoogte.pdf

Dear I&AP,

ECO-ROUTE ENVIRONMENTAL CONSULTANCY

Notification of Public Participation



Proposed mixed use / light industrial development on RE/ 139 Farm Zandhoogte, Mossel Bay Municipality, Western Cape

A mixed use / light industrial development is proposed on RE/ 139 Farm Zandhoogte, near Groot Brakrivier, Western Cape Province. The area is approximately 18.5 hectares and located north of the N2 in Tergniet. Approximate central coordinates: 34° 3'28.02"S; 22°11'22.60"E.

In 2020 approximately 2.5 ha of the property was cleared (south east corner). On 31/10/ 2022, the Western Cape Department of Environmental Affairs & Development Planning (DEADP) issued a Pre-Compliance Notice to Ideal Trading informing that the activities undertaken to develop a brickworks, are deemed to be unauthorised since vegetation was removed without prior Environmental Authorisation (EA). Clearing activities ceased; Ideal Trading was given the option to apply for retrospective authorisation (Section 24G process) or rehabilitate the area. Ideal Trading opted to rehabilitate the affected area. DEADP accepted the rehabilitation plan on 7 February 2023. No further development activities have since taken place (DEADP Reference: 14/1/1/E3/9/2/3/L1270/22).

The new landowner (Sapphire Ocean Investments (RF) (Pty) Ltd) acquired the land in 2023 and is proposing to develop a mixed use / light industrial development on the property. A Terrestrial biodiversity assessment was carried out in May 2024 on behalf of new landowner; the illegally cleared area has revegetated over the past 4 years.

In terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA) and the 2014 Environmental Impact Assessment (EIA) regulations (as amended, 2017), the proposed development requires an EA to be issued by the DEADP prior to the commencement of construction for the following NEMA EIA activities:

Activity 27 (GN No. R. 327; Listing Notice 1)

The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation...

Activity 28 (GN No. R. 327; Listing Notice 1)

Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such

Kind regards,

Carina Leslie

Personal Assistant/Admin

Office: 064 691 4394

www.ecoroute.co.za



Eco Route
Environmental Consultancy

claire@ecoroute.co.za

From: admin@ecoroute.co.za
Sent: Friday, 27 September 2024 12:00
To: christo@cobrafuel.co.za
Cc: claire@ecoroute.co.za; janet@ecoroute.co.za
Subject: NOTIFICATION OF PUBLIC PARTICIPATION: PROPOSED MIXED USE/LIGHT INDUSTRIAL DEVELOPMENT ON RE/139 FARM ZANDHOOGTE, MOSSEL BAY MUNICIPALITY, WESTERN CAPE
Attachments: Notification Letter RE 139 Farm Zandhoogte.pdf

Dear I&AP,

ECO-ROUTE ENVIRONMENTAL CONSULTANCY

Notification of Public Participation



Proposed mixed use / light industrial development on RE/ 139 Farm Zandhoogte, Mossel Bay Municipality, Western Cape

A mixed use / light industrial development is proposed on RE/ 139 Farm Zandhoogte, near Groot Brakrivier, Western Cape Province. The area is approximately 18.5 hectares and located north of the N2 in Tergniet. Approximate central coordinates: 34° 3'28.02"S; 22°11'22.60"E.

In 2020 approximately 2.5 ha of the property was cleared (south east corner). On 31/10/ 2022, the Western Cape Department of Environmental Affairs & Development Planning (DEADP) issued a Pre-Compliance Notice to Ideal Trading informing that the activities undertaken to develop a brickworks, are deemed to be unauthorised since vegetation was removed without prior Environmental Authorisation (EA). Clearing activities ceased; Ideal Trading was given the option to apply for retrospective authorisation (Section 24G process) or rehabilitate the area. Ideal Trading opted to rehabilitate the affected area. DEADP accepted the rehabilitation plan on 7 February 2023. No further development activities have since taken place (DEADP Reference: 14/1/1/E3/9/2/3/L1270/22).

The new landowner (Sapphire Ocean Investments (RF) (Pty) Ltd) acquired the land in 2023 and is proposing to develop a mixed use / light industrial development on the property. A Terrestrial biodiversity assessment was carried out in May 2024 on behalf of new landowner; the illegally cleared area has revegetated over the past 4 years.

In terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA) and the 2014 Environmental Impact Assessment (EIA) regulations (as amended, 2017), the proposed development requires an EA to be issued by the DEADP prior to the commencement of construction for the following NEMA EIA activities:

Activity 27 (GN No. R. 327; Listing Notice 1)

The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation...

Activity 28 (GN No. R. 327; Listing Notice 1)

Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such

Kind regards,

Carina Leslie

Personal Assistant/Admin

Office: 064 691 4394

www.ecoroute.co.za



Eco Route
Environmental Consultancy

claire@ecoroute.co.za

From: admin@ecoroute.co.za
Sent: Friday, 27 September 2024 11:26
To: Ernoj@alsgroup.co.za
Cc: claire@ecoroute.co.za; janet@ecoroute.co.za
Subject: NOTIFICATION OF PUBLIC PARTICIPATION: PROPOSED MIXED USE/LIGHT INDUSTRIAL DEVELOPMENT ON RE/139 FARM ZANDHOOGTE, MOSSEL BAY MUNICIPALITY, WESTERN CAPE
Attachments: Notification Letter RE 139 Farm Zandhoogte.pdf

Dear Applicant,

ECO-ROUTE ENVIRONMENTAL CONSULTANCY

Notification of Public Participation



Proposed mixed use / light industrial development on RE/ 139 Farm Zandhoogte, Mossel Bay Municipality, Western Cape

A mixed use / light industrial development is proposed on RE/ 139 Farm Zandhoogte, near Groot Brakrivier, Western Cape Province. The area is approximately 18.5 hectares and located north of the N2 in Tergniet. Approximate central coordinates: 34° 3'28.02"S; 22°11'22.60"E.

In 2020 approximately 2.5 ha of the property was cleared (south east corner). On 31/10/ 2022, the Western Cape Department of Environmental Affairs & Development Planning (DEADP) issued a Pre-Compliance Notice to Ideal Trading informing that the activities undertaken to develop a brickworks, are deemed to be unauthorised since vegetation was removed without prior Environmental Authorisation (EA). Clearing activities ceased; Ideal Trading was given the option to apply for retrospective authorisation (Section 24G process) or rehabilitate the area. Ideal Trading opted to rehabilitate the affected area. DEADP accepted the rehabilitation plan on 7 February 2023. No further development activities have since taken place (DEADP Reference: 14/1/1/E3/9/2/3/L1270/22).

The new landowner (Sapphire Ocean Investments (RF) (Pty) Ltd) acquired the land in 2023 and is proposing to develop a mixed use / light industrial development on the property. A Terrestrial biodiversity assessment was carried out in May 2024 on behalf of new landowner; the illegally cleared area has revegetated over the past 4 years.

In terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA) and the 2014 Environmental Impact Assessment (EIA) regulations (as amended, 2017), the proposed development requires an EA to be issued by the DEADP prior to the commencement of construction for the following NEMA EIA activities:

Activity 27 (GN No. R. 327; Listing Notice 1)

The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation...

Activity 28 (GN No. R. 327; Listing Notice 1)

Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such

Kind regards,

Carina Leslie

Personal Assistant/Admin

Office: 064 691 4394

www.ecoroute.co.za



Eco Route
Environmental Consultancy

claire@ecoroute.co.za

From: admin@ecoroute.co.za
Sent: Friday, 27 September 2024 11:26
To: cventer@mosselbay.gov.za; dnaidoo@mosselbay.gov.za; mmoffice@mosselbay.gov.za; 'Carelse, Rushanah'; w.stephan.botha@gmail.com; info@gardenroute.gov.za; nina@gardenroute.gov.za
Cc: claire@ecoroute.co.za; janet@ecoroute.co.za
Subject: NOTIFICATION OF PUBLIC PARTICIPATION: PROPOSED MIXED USE/LIGHT INDUSTRIAL DEVELOPMENT ON RE/139 FARM ZANDHOOGTE, MOSSEL BAY MUNICIPALITY, WESTERN CAPE
Attachments: Notification Letter RE 139 Farm Zandhoogte.pdf

Dear Municipality,

ECO-ROUTE ENVIRONMENTAL CONSULTANCY

Notification of Public Participation



Proposed mixed use / light industrial development on RE/ 139 Farm Zandhoogte, Mossel Bay Municipality, Western Cape

A mixed use / light industrial development is proposed on RE/ 139 Farm Zandhoogte, near Groot Brakrivier, Western Cape Province. The area is approximately 18.5 hectares and located north of the N2 in Tergniet. Approximate central coordinates: 34° 3'28.02"S; 22°11'22.60"E.

In 2020 approximately 2.5 ha of the property was cleared (south east corner). On 31/10/ 2022, the Western Cape Department of Environmental Affairs & Development Planning (DEADP) issued a Pre-Compliance Notice to Ideal Trading informing that the activities undertaken to develop a brickworks, are deemed to be unauthorised since vegetation was removed without prior Environmental Authorisation (EA). Clearing activities ceased; Ideal Trading was given the option to apply for retrospective authorisation (Section 24G process) or rehabilitate the area. Ideal Trading opted to rehabilitate the affected area. DEADP accepted the rehabilitation plan on 7 February 2023. No further development activities have since taken place (DEADP Reference: 14/1/1/E3/9/2/3/L1270/22).

The new landowner (Sapphire Ocean Investments (RF) (Pty) Ltd) acquired the land in 2023 and is proposing to develop a mixed use / light industrial development on the property. A Terrestrial biodiversity assessment was carried out in May 2024 on behalf of new landowner; the illegally cleared area has revegetated over the past 4 years.

In terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA) and the 2014 Environmental Impact Assessment (EIA) regulations (as amended, 2017), the proposed development requires an EA to be issued by the DEADP prior to the commencement of construction for the following NEMA EIA activities:

Activity 27 (GN No. R. 327; Listing Notice 1)

The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation...

Activity 28 (GN No. R. 327; Listing Notice 1)

Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such

Kind regards,

Carina Leslie

Personal Assistant/Admin

Office: 064 691 4394

www.ecoroute.co.za



Eco Route
Environmental Consultancy

claire@ecoroute.co.za

From: admin@ecoroute.co.za
Sent: Friday, 27 September 2024 11:25
To: asam@bocma.co.za; rmphahlele@bocma.co.za; pntanzi@bocma.co.za; 'Megan Simons'; kspencer@capenature.co.za; managerfpa@gmail.com; Vanessa.Weyer@sanparks.org
Cc: claire@ecoroute.co.za; janet@ecoroute.co.za
Subject: NOTIFICATION OF PUBLIC PARTICIPATION: PROPOSED MIXED USE/LIGHT INDUSTRIAL DEVELOPMENT ON RE/139 FARM ZANDHOOGTE, MOSSEL BAY MUNICIPALITY, WESTERN CAPE
Attachments: Notification Letter RE 139 Farm Zandhoogte.pdf

Dear State Department,

ECO-ROUTE ENVIRONMENTAL CONSULTANCY

Notification of Public Participation



Proposed mixed use / light industrial development on RE/ 139 Farm Zandhoogte, Mossel Bay Municipality, Western Cape

A mixed use / light industrial development is proposed on RE/ 139 Farm Zandhoogte, near Groot Brakrivier, Western Cape Province. The area is approximately 18.5 hectares and located north of the N2 in Tergniet. Approximate central coordinates: 34° 3'28.02"S; 22°11'22.60"E.

In 2020 approximately 2.5 ha of the property was cleared (south east corner). On 31/10/ 2022, the Western Cape Department of Environmental Affairs & Development Planning (DEADP) issued a Pre-Compliance Notice to Ideal Trading informing that the activities undertaken to develop a brickworks, are deemed to be unauthorised since vegetation was removed without prior Environmental Authorisation (EA). Clearing activities ceased; Ideal Trading was given the option to apply for retrospective authorisation (Section 24G process) or rehabilitate the area. Ideal Trading opted to rehabilitate the affected area. DEADP accepted the rehabilitation plan on 7 February 2023. No further development activities have since taken place (DEADP Reference: 14/1/1/E3/9/2/3/L1270/22).

The new landowner (Sapphire Ocean Investments (RF) (Pty) Ltd) acquired the land in 2023 and is proposing to develop a mixed use / light industrial development on the property. A Terrestrial biodiversity assessment was carried out in May 2024 on behalf of new landowner; the illegally cleared area has revegetated over the past 4 years.

In terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA) and the 2014 Environmental Impact Assessment (EIA) regulations (as amended, 2017), the proposed development requires an EA to be issued by the DEADP prior to the commencement of construction for the following NEMA EIA activities:

Activity 27 (GN No. R. 327; Listing Notice 1)

The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation...

Activity 28 (GN No. R. 327; Listing Notice 1)

Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such

Kind regards,

Carina Leslie

Personal Assistant/Admin

Office: 064 691 4394

www.ecoroute.co.za



Eco Route
Environmental Consultancy

claire@ecoroute.co.za

From: admin@ecoroute.co.za
Sent: Friday, 27 September 2024 11:24
To: Danie.Swanepoel@westerncape.gov.za; Francois.Naude@westerncape.gov.za; Meryll.Fredericks@westerncape.gov.za; Harriet.vanSchalkwyk@westerncape.gov.za; Nathan.Jacobs@westerncape.gov.za; Noluvo.Toto@westerncape.gov.za; Stephanie.barnardt@westerncape.gov.za; 'Vanessa Stoffels'; RobertsJ@dwa.gov.za; 'Melanie Koen'
Cc: claire@ecoroute.co.za; janet@ecoroute.co.za
Subject: NOTIFICATION OF PUBLIC PARTICIPATION: PROPOSED MIXED USE/LIGHT INDUSTRIAL DEVELOPMENT ON RE/139 FARM ZANDHOOGTE, MOSSEL BAY MUNICIPALITY, WESTERN CAPE
Attachments: Notification Letter RE 139 Farm Zandhoogte.pdf

Dear State Department,

ECO-ROUTE ENVIRONMENTAL CONSULTANCY

Notification of Public Participation



Proposed mixed use / light industrial development on RE/ 139 Farm Zandhoogte, Mossel Bay Municipality, Western Cape

A mixed use / light industrial development is proposed on RE/ 139 Farm Zandhoogte, near Groot Brakrivier, Western Cape Province. The area is approximately 18.5 hectares and located north of the N2 in Tergniet. Approximate central coordinates: 34° 3'28.02"S; 22°11'22.60"E.

In 2020 approximately 2.5 ha of the property was cleared (south east corner). On 31/10/ 2022, the Western Cape Department of Environmental Affairs & Development Planning (DEADP) issued a Pre-Compliance Notice to Ideal Trading informing that the activities undertaken to develop a brickworks, are deemed to be unauthorised since vegetation was removed without prior Environmental Authorisation (EA). Clearing activities ceased; Ideal Trading was given the option to apply for retrospective authorisation (Section 24G process) or rehabilitate the area. Ideal Trading opted to rehabilitate the affected area. DEADP accepted the rehabilitation plan on 7 February 2023. No further development activities have since taken place (DEADP Reference: 14/1/1/E3/9/2/3/L1270/22).

The new landowner (Sapphire Ocean Investments (RF) (Pty) Ltd) acquired the land in 2023 and is proposing to develop a mixed use / light industrial development on the property. A Terrestrial biodiversity assessment was carried out in May 2024 on behalf of new landowner; the illegally cleared area has revegetated over the past 4 years.

In terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (NEMA) and the 2014 Environmental Impact Assessment (EIA) regulations (as amended, 2017), the proposed development requires an EA to be issued by the DEADP prior to the commencement of construction for the following NEMA EIA activities:

Activity 27 (GN No. R. 327; Listing Notice 1)

The clearance of an area of 1 hectares or more, but less than 20 hectares of indigenous vegetation...

Activity 28 (GN No. R. 327; Listing Notice 1)

Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes or afforestation on or after 01 April 1998 and where such

Kind regards,

Carina Leslie

Personal Assistant/Admin

Office: 064 691 4394

www.ecoroute.co.za



Eco Route
Environmental Consultancy