

Appendix G3: Registration and comments



24G Consultation: 14/2/4/1/D6/29/0016/25

Pre-Application – Information Requirements letter

The Managing Director
Sapphire Ocean Investments (RF) (Pty) Ltd
Krugerlaan Plot 14
Lyttelton
CENTURION
0014

Email: Ernoj@alsgroup.co.za

ATTENTION: ERNO JANSE VAN RENSBURG

INFORMATION REQUIREMENTS OF THE POTENTIAL SECTION 24G APPLICATION IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT 107 OF 1998) ("NEMA") FOR THE UNLAWFUL COMMENCEMENT OF LISTED ACTIVITY/IES: THE UNLAWFUL MIXED USE AND LIGHT INDUSTRIAL DEVELOPMENT ON RE/139, FARM ZANDHOOGTE, MOSSEL BAY.

1. The abovementioned consultation regarding the unlawful mixed use and light industrial development on RE/139, Farm Zandhoogte, Mossel Bay, as received by this Directorate: Rectification on the 27 August 2025, has reference.
2. Please be advised that the *Section 24G Fine Regulations* (GN. No. 698 of 20 July 2017 (hereafter referred to as "the fine regulations")) were published on 20 July 2017. The fine regulations require that public participation be conducted prior to the submission of an application and that an application must include the representations as set out in Annexure A of the fine regulations.
3. Please be advised that submission of a section 24G application shall in no way derogate from an investigation of any transgression in terms of the *National Environmental Management Act, 1998 (Act 107 OF 1998)* ("NEMA") nor from the National Prosecuting Authority's legal authority to institute criminal proceedings.
4. Based on the review of the draft application form dated August 2025, the Department would like to request the following:
 - 4.1 Section B: Activity Information
 - 4.1.1 For the draft application to be considered as meeting the requirements of an application and to receive an application reference number, page 10 and declarations must be signed and dated by both the applicant and the Environmental Assessment Practitioner (EAP).

4.1.2 Activity description

Kindly indicate the applicable option by stating/highlighting either 'Yes' or 'No', rather than only providing a brief description.

4.2 Section C: Quantum of the Section 24g Fine

4.2.1 Part 1: Please ensure that the appropriate box is marked with an "x" and provide a comprehensive motivation for each index. The motivation must clearly outline the actual or potential impacts resulting from the activity.

4.2.2 Part 2: Please provide comprehensive explanations for the indices and not only refer to appendix.

Listed activities that are being applied for:

5. A section 24G application is only relevant to listed activities that have commenced without the pre-requisite environmental authorisation. Only those activities applied for will be considered for environmental authorisation.
6. The applicant is thus required to ensure that all the applicable listed activities are included in the application to be submitted. In this regard, the timeframe of commencement of the listed activities and the relevant Environmental Impact Assessment legislative period/regime is of particular importance.
7. Please also ensure that the similarly listed activities in terms of the current *Environmental Impact Assessment Regulations, 2014* (as amended) are applied for should the listed activities not have commenced within this period.
8. The appointed Environmental Assessment Practitioner is required to provide a detailed explanation as to why the unlawfully commenced activity is still similarly listed in terms of the NEMA.

Minimum requirements for every application for environmental authorisation:

9. You are reminded that section 24G is an application for environmental authorisation and thus an applicant must comply with the requirements of the NEMA in relation to the submission of an application for environmental authorisation and any other relevant information (section 24(1A)(e) of the NEMA). Section 24(4)(a) of the NEMA specifies the "procedures for the investigation, assessment and communication of the potential consequences or impacts of the activities on the environment" that every application for environmental authorisation must comply with.
10. Taking the above into consideration, together with the information requirements of Annexure A, Section C, Part 1 of the fine regulations related to the environmental impacts and representations to be completed by an Environmental Assessment Practitioner ("EAP"); and to be submitted together with the section 24G application; you are hereby advised that the application be informed by an environmental impact assessment.

11. When conducting such environmental impact assessment, the applicant/EAP must take into account the applicable guidelines developed by the Department, which may be downloaded from the Department's website (see above). In particular, the following are applicable:
- 11.1. Guideline for Environmental Management Plans (June 2005);
 - 11.2. Guideline on Public Participation
 - 11.3. Guideline on Alternatives
 - 11.4. Guideline on Need and Desirability
 - 11.5. Departmental guideline series for involving specialist assessments, 2005
 - 11.6. Other (as applicable)
12. You are required to submit a Screening Report from the National Web based Environmental Screening Tool. The Screening Tool also provides site specific EIA process and review information, for example, the Screening Tool may identify if an industrial development zone, minimum information requirement, Environmental Management Framework or bio-regional plan applies to a specific area. The Screening Tool identifies related exclusions and/ or specific requirements including specialist studies applicable to the site and/or development, based on the national sector classification and the environmental sensitivity of the site.
13. You are advised that "Procedures for the Assessment and Minimum Criteria for Reporting on identified Environmental Themes in terms of Sections 24(5)(a) and (h) and 44 of the National Environmental Management Act, 1998, when applying for Environmental Authorisation" ("the Protocols") (Government Notice No. 320 as published in Government Gazette No. 43110 on 20 March 2020) came into effect on 09 May 2020. It is noted that the protocols are applicable to the development.
- 13.1 According to the Protocols, prior to 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 a site sensitivity verification.
 - 13.2 A site sensitivity verification report in accordance with the Protocols indicating a motivation as to why certain specialist studies highlighted in the Screening Report will/will not be conducted has been provided must be included in the section 24G application.
 - 13.3 Please note that should reasonable concerns arise from any potential interested and affected parties that require additional assessment, such assessment may be required.
 - 13.4 Please note that where a specialist assessment is required, but no specific environmental theme protocol has been prescribed, the level of assessment must be based on the findings of the site sensitivity verification and must comply with Appendix 6 of the NEMA EIA Regulations, 2014 (as amended).

Public Participation Process:

14. Preliminary Advertisement

- 14.1. Kindly note the requirements of Regulation 8 and Annexure A, Section D of the fine regulations which stipulate that when submitting an application form, the applicant must attach proof that the application has been advertised in at least one local newspaper in circulation in the area in which the activity was commenced, and on the applicant's website, if any.
- 14.2. Please note further that the advertisement must state that the applicant commenced a listed/ specified/ waste management activity(ies) without the necessary environmental authorisation and/or waste management licence and is now applying for *ex post facto* approval. The advertisement **must** include (a) the date, (b) the location, (c) the applicable legislative provision contravened, (d) and the listed activity(ies) commenced with without the required authorisation.
- 14.3. Interested and affected parties (I&APs) must be provided with the details of where they can register as an I&AP and submit their comment. Please be advised that at least 20 days must be provided in which to do so. Proof of compliance with Regulation 8 of the fine regulations must be submitted together with your application.
- 14.4. Should you decide to compile a draft section 24G Application and of your own accord make it available for comment, it is recommended that the draft section 24G Application report be made available simultaneously with the Preliminary Advertisement requirement.

15. Section 24O consultation with organs of state/State departments

- 15.1. However, Kindly note that any public participation undertaken **prior to submission of the section 24G Application** report, does not exempt from compliance with section 24O of NEMA which obligates the EAP when considering an application; to consult with every State department that administers a law relating to a matter affecting the environment.
- 15.2. You are required to submit a list of organs of state to be consulted in terms of section 24O together with the complete and signed application. The list of organs of state must be include their contact details with email and the relevant contact person.
- 15.3. Copies of the section 24G application may be made available for comment to the relevant organs of state upon simultaneous submission of the application to the Department.
Note: this does not qualify as the Regulation 8 public participation requirement which is required to be conducted prior to submission of an application.
- 15.4. In terms of the public participation process ("PPP") to be undertaken, kindly be advised that you/the EAP must record and respond to all comments received during the public participation process. The comments and responses must be captured in a Comment and Response Report (C&RR) and must also include a description of the PPP followed.

- 15.5. Following the initial 30-day commenting period, the application and the C&RR must be made available to registered Interested and Affected Parties and State Departments for an additional 21 days for review and/or comment, if any, advising them how their comments and concerns have been addressed, before it is submitted to the Department for consideration. Proof of notification of the additional 21-day commenting period must be appended to the final C&RR.
16. Kindly ensure that the section 24G application is submitted as a standalone document, separate to the accompanying appendices, and that each of the appendices is saved separately (in PDF format and is not scanned / merged).
17. Reports must be submitted via email to the [Administration Officer on the following details: Ms Nabeelah Khan \(Sub-Directorate: Rectification\) email: Nabeelah.Khan@westerncape.gov.za](#), with attached pdf versions of the report or, if too large to attach to an email, to be made available via an electronic link provided in the email that is accessible by the Directorate.
18. You are reminded that it is an offence in terms of section 49A of the NEMA to commence with a listed activity unless the competent authority has granted environmental authorisation for the undertaking of the activity, and it is an offence to fail to comply with a directive issued in terms of NEMA. A person convicted of an offence is liable to a fine not exceeding **R10 million** or **imprisonment for a period not exceeding 10 years**, or to both such fine and imprisonment.
19. Kindly quote the abovementioned reference number in any future correspondence in respect of this consultation form.

Ziyaad Allie (23243911) Digitally signed by
Ziyaad Allie (23243911)
Date: 2025.09.26
14:02:42 +02'00'

Mr Z Allie
Acting Head of Rectification
Directorate: Environmental Governance

CC: Claire De Jongh (Eco Route- EAP)

Email: claire@ecoroute.co.za

claire@ecoroute.co.za

From: claire@ecoroute.co.za
Sent: Tuesday, 30 September 2025 11:55
To: 'Erno Janse van Rensburg'; 'Mbali Ntshangase'; 'Zilia Janse van Rensburg'
Cc: 'janet@ecoroute.co.za'; 'Nabeelah Khan'
Subject: RE: 14/1/1/E3/9/2/3/L1270/22 : MIXED USE AND LIGHT INDUSTRIAL DEVELOPMENT ON RE/139, FARM ZANDHOOGTE, MOSSEL BAY

Good day

Kindly find link to a teams meeting tomorrow at 11:30 am.

Claire J invited you to a Microsoft Teams Meeting:

Preapplication - S24G application 14/1/1/E3/9/2/3/L1270/22

Wednesday, 01 October 2025

11:30 - 12:00 (SAST)

Meeting link: [Preapplication - S24G application 14/1/1/E3/9/2/3/L1270/22 | Microsoft Teams | Meet-up-Join](#)

Thank you

Kind Regards
Claire



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

From: Erno Janse van Rensburg <Ernoj@alsgroup.co.za>
Sent: Tuesday, 30 September 2025 11:29
To: claire@ecoroute.co.za; 'Mbali Ntshangase' <Mbali.Ntshangase@westerncape.gov.za>; Zilia Janse van Rensburg <ziliaj@alsgroup.co.za>
Cc: janet@ecoroute.co.za; 'Nabeelah Khan' <Nabeelah.Khan@westerncape.gov.za>
Subject: RE: 14/1/1/E3/9/2/3/L1270/22 : MIXED USE AND LIGHT INDUSTRIAL DEVELOPMENT ON RE/139, FARM ZANDHOOGTE, MOSSEL BAY

Claire will you put up a meeting ,I am available this week.

From: claire@ecoroute.co.za <claire@ecoroute.co.za>
Sent: Tuesday, 30 September 2025 10:42
To: 'Mbali Ntshangase' <Mbali.Ntshangase@westerncape.gov.za>; Erno Janse van Rensburg <Ernoj@alsgroup.co.za>
Cc: janet@ecoroute.co.za; 'Nabeelah Khan' <Nabeelah.Khan@westerncape.gov.za>
Subject: RE: 14/1/1/E3/9/2/3/L1270/22 : MIXED USE AND LIGHT INDUSTRIAL DEVELOPMENT ON RE/139, FARM ZANDHOOGTE, MOSSEL BAY

Good day Mbali

Is it possible to arrange a teams' meeting or similar regarding the comments submitted in response to the draft S24G application.

Thank you

Kind Regards
Claire


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

From: Mbali Ntshangase <Mbali.Ntshangase@westerncape.gov.za>
Sent: Monday, 29 September 2025 08:30

To: Ernoj@alsgroup.co.za; claire@ecoroute.co.za

Cc: janet@ecoroute.co.za; Nabeelah Khan <Nabeelah.Khan@westerncape.gov.za>

Subject: RE: 14/1/1/E3/9/2/3/L1270/22 : MIXED USE AND LIGHT INDUSTRIAL DEVELOPMENT ON RE/139, FARM ZANDHOOGTE, MOSSEL BAY

Good morning Erno,

Please find the updated correspondence attached. Kindly replace the version sent on Friday, as it contained an incorrect reference number.

Thank you and apologies for the inconvenience.

Kind regards

Mbali Ntshangase

EAPASA registration: 2022/5899

Environmental Officer (Specialised Production): Rectification

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 3696

Email: Mbali.Ntshangase@westerncape.gov.za

Website: www.westerncape.gov.za/eadp



Be 110% Green. Read from the screen.

From: Mbali Ntshangase

Sent: Friday, September 26, 2025 10:08 AM

To: 'Ernoj@alsgroup.co.za' <Ernoj@alsgroup.co.za>; claire@ecoroute.co.za

Cc: janet@ecoroute.co.za; Nabeelah Khan <Nabeelah.Khan@westerncape.gov.za>

Subject: 14/1/1/E3/9/2/3/L1270/22 : MIXED USE AND LIGHT INDUSTRIAL DEVELOPMENT ON RE/139, FARM ZANDHOOGTE, MOSSEL BAY

Dear Erno Janse Van Rensburg

I trust that you are well.

Please see the attached correspondence for your attention.

Kind regards

Mbali Ntshangase

EAPASA registration: 2022/5899

Environmental Officer (Specialised Production): Rectification

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 3696

Email: Mbali.Ntshangase@westerncape.gov.za

Website: www.westerncape.gov.za/eadp



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claire@ecoroute.co.za

From: admin@mosselbay.gov.za
Sent: Wednesday, 27 August 2025 15:08
To: claire@ecoroute.co.za
Cc: janet@ecoroute.co.za; admin@ecoroute.co.za
Subject: Notice - 30 days comment and review - Proposed Section 24G application for: Mixed use/light industrial development on RE/139 Farm Zandhoogte, Groot Brak, MBM

Importance: High

Correspondence Reference: 14047879

File Reference: 15/4/34/4

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

MOSEL BAY MUNICIPALITY
MOSELBAAI 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: admin@ecoroute.co.za
Sent: Friday, 19 September 2025 13:33
To: claire@ecoroute.co.za
Subject: Fw: Application for the submission of a property environmental study for comment - App No: 2025-09-0083

Hi Claire,

Please see below.

Kind regards,

Carina Leslie
Personal Assistant/Admin
Office: 064 691 4394
www.ecoroute.co.za



From: Application Manager <applications@westerncaperoadsinfrastructure.org.za>
Sent: Friday, 19 September 2025 13:12
To: admin@ecoroute.co.za <admin@ecoroute.co.za>
Subject: Application for the submission of a property environmental study for comment - App No: 2025-09-0083

Dear Eco Route Environmental Consultancy

The message below refers to your application for the submission of a property environmental study for comment (Application No - 2025-09-0083) submitted to the Western Cape Government on 2025/08/26:

Properties related to the application :

- Portion 0 of Farm ZANDHOOGTE 139, MOSSEL BAY

Supporting documents submitted with the application :

- Power of Attorney Letter - (CONTRACT OF EMPLOYMENT SUBCONSULTANT - Remainder of Farm Zandhoogte No 139 - 12 May 2024_signed.pdf)
- Site Layout Plan - (Appendix A - Draft S24G - Re 139 Farm Zandhoogte - Locality Maps.pdf)
- Site Development Plan - (Appendix B1 - Initial Site development plan and layout-final.pdf)
- Title Deed - (Appendix L - Title deeds - Re 139 Zandhoogte_0.pdf)
- Traffic Impact Assessment Report - (Appendix H4 - 24018 Zandhoogte Industrial Park TIA Rev1 Jun 2025 (with addenda)_compressed.pdf)
- Application Cover Letter - (Re_139 Zandhoogte - Executive Summary - Draft NEMA 24G Application.pdf)
- Application Cover Letter - (email correspondence.pdf)
- Environmental Impact Assessment Report - (Re_139 Zandhoogte - Draft NEMA 24G Application Form_25 August 2025_signed - converted_0.pdf)
- Site Layout Plan - (Appendix B2 - Preliminary SDP Alternative 2 - bulk services.pdf)
- Application Motivation - (Appendix B3 - 24018 Zandhoogte Industrial Park Bulk Engineering Services Report Rev1 Jun 2025 with addenda.pdf)

The matter is receiving attention, and further communication will be addressed to you as soon as circumstances permit.

Best Regards,
Western Cape Government



Note:

Please ensure that you reply to this email when corresponding with us and that the application number is correctly contained in the subject line in the format App No: xxxx-xx-xxxx Emails without this number correctly added to the subject line will not be monitored or received.

claire@ecoroute.co.za

From: Nabeelah Khan <Nabeelah.Khan@westerncape.gov.za>
Sent: Thursday, 28 August 2025 13:52
To: Ernoj@alsgroup.co.za
Cc: Mbali Ntshangase; claire@ecoroute.co.za
Subject: 14/2/4/1/D6/29/0016/25 - To advise on the unlawful mixed use and light industrial development on RE/139, Farm Zandhoogte, Mossel Bay
Attachments: 28-08-2025 Ackn of consultation_ RE139 Farm Zandhoogte_Mossel Bay.pdf

Good day Mr Erno Janse van Rensburg

I trust you are well.

Please find the attached correspondence for your attention.

Kind Regards

Nabeelah Khan
Administrative Officer
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 5827
Email: nabeelah.khan@westerncape.gov.za
Website: www.westerncape.gov.za/eadp



Should you not be able to contact the numbers above, please call +27 (0)83 369 4700
between 06:30am to 3:00pm

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

Enquiries: Tshembhani Ngobeneni **Tel:** 023 346 8000

E-mail: tngobeneni@bocma.co.za

Reference: 4/10/3/K20A/Zandhoogte RE/139, Groot Brakrivier

Date: 29 September 2025

Eco Route Environmental Consultancy

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

COMMENTS ON PROPOSED MIXED USE /LIGHT INDUSTRIAL DEVELOPMENT ON RE/139 FARM ZANDHOOGTE ,GROOT BRAKRIVIER, MOSSEL BAY DISTRICT MUNICIPALITY.

Your application dated 27 August 2025 has reference.

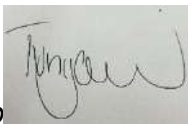
The Breede-Olifants Catchment Management Agency (BOCMA) has evaluated the submitted documents and has the following comments:

1. The Breede-Olifants Catchment Management Agency (BOCMA) acknowledges receipt of your application dated 27 August 2025 for the proposed activity. This application was received by our office on the same date. Following a thorough evaluation of the proposed activity and its anticipated impact on water resources, BOCMA does not object to the amendment of the authorised mixed use / light industrial development on RE/139 Farm Zandhoogte, Groot Brakrivier Mossel Bay District Municipality.
2. BOCMA does not object to the proposed development subject to compliance with the following condition:
 - 2.1 The proposed activities on development of mixed use / light industrial on Re/139 Farm Zandhoogte , Groot Brakrivier Mossel Bay Municipality in the Western Cape, will trigger water uses under Sections 21 (c), and (i) of the National Water Act, 1998 (Act No. 36 of 1998), as amended.
3. Please note no abstraction of surface or groundwater may take place or storage of water be created without prior authorisation from this office, unless it is a Schedule 1 or Existing Lawful Use as described in Section 32 of the National Water Act, 1998 (Act No. 36 of 1998) as amended.
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. The applicant should be aware that according to Section 19 (1) of the National Water Act, 1998 (Act No.36 of 1998), *"an owner of land, a person in control of land or a person who occupies or uses the land on which (a) any activity or process is or was performed or undertaken; or (b) any other situation exists, which causes, has caused or is likely to cause pollution of a water resource, must take all reasonable measures to prevent any such pollution from occurring, continuing or recurring". Any pollution incident(s) resulting from the discharge of treated effluent or any activity from the plant must be reported within 24 hours to the relevant authority.*

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.
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.

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

Yours faithfully



p.p

Mr Jan van Staden

Chief Executive Officer (Acting)



24G CONSULTATION REF: 14/2/4/1/D6/29/0016/25

S24G Consultation Acknowledgement letter

The Managing Director
Sapphire Ocean Investments (RF) (Pty) Ltd
Krugerlaan Plot 14
Lyttelton
CENTURION
0014

Email: Ernoj@alsgroup.co.za

Attention: Erno Janse van Rensburg

TO ADVISE ON THE UNLAWFUL MIXED USE AND LIGHT INDUSTRIAL DEVELOPMENT ON RE/139, FARM ZANDHOOGTE, MOSSEL BAY

1. The documentation received by this Department, is hereby acknowledged.
2. Please be advised that the Section 24G Fine Regulations, 2017 (hereafter referred to as "the fine regulations") require that **public participation be conducted prior to the submission** of an application, as outlined in Regulation 8 of the fine regulations. A section 24G application form must also include the information as set out in **Annexure A of the fine regulations**.
3. You are reminded of the G.N. No. 960 of 5 July 2019: Notice of the Requirement to Submit a Report Generated by the National Web Based Environmental Screening Tool in terms of Section 24(5)(h) of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and Regulation 16(1)(b)(v) of the Environmental Impact Assessment Regulations, 2014, as amended.
4. Please note that from 04 October 2019 the submission of a Screening Report generated from the National Web Based Environmental Screening Tool is compulsory when submitting an application for environmental authorisation.
5. The Department will consider the information herein and advise you accordingly.
6. Kindly quote the abovementioned reference number in any future correspondence in respect of the pre-application/consultation process.

Zaidah
Toefy

Digitally signed by
Zaidah Toefy
Date: 2025.08.28
11:39:41 +02'00'

Mrs Z Toefy

Head of Rectification

Directorate: Environmental Governance

CC: (1) Mbali Ntshangase (DEA&DP: Rectification)
(2) Claire De Jongh (EAP)

Email: mbali.ntshangase@westerncape.gov.za

Email: claire@ecoroute.co.za

claire@ecoroute.co.za

From: claire@ecoroute.co.za
Sent: Tuesday, 02 September 2025 13:44
To: [REDACTED]
Cc: [REDACTED]
Subject: [REDACTED] Draft NEMA S24G Application

Good day

I am unclear on what part 6 would be. Could you provide an example from the report please that would refer to such a section.

All the appendices are available for review and comment
<https://ecoroute.co.za/node/121>

Kind Regards
Claire

From: Andrea Beierle [REDACTED]
Sent: Tuesday, 02 September 2025 09:00
To: claire@ecoroute.co.za
Subject: RE/139 Farm Zandhoogte Draft NEMA S24G Application

Good day

I would like to register as an interested and affected party.

I have received the document from a friend but it seems incomplete. All the appendices are missing and for instance part 6 is incomplete.

I therefore dispute the validity of the period for the public participation process.

Please explain and rectify.

Sincerely

Andrea Beierle
Resident of Tergniet

claire@ecoroute.co.za

From: Annelee [REDACTED]
To: claire@ecoroute.co.za
Sent: Tuesday, 09 September 2025 16:03
Subject: Not read: Notice - 30 day comment and review - Proposed Section 24G application for: Mixed use/light industrial development on RE/139 Farm Zandhoogte, Groot Brak, MBM

Your message

To: Annelee -
Subject: Notice - 30 day comment and review - Proposed Section 24G application for: Mixed use/light industrial development on RE/139 Farm Zandhoogte, Groot Brak, MBM
Sent: Wednesday, August 27, 2025 1:59:35 PM (UTC+02:00) Harare, Pretoria

was deleted without being read on Tuesday, September 9, 2025 3:56:55 PM (UTC+02:00) Harare, Pretoria.

claire@ecoroute.co.za

From: Stephanie Barnardt <Stephanie.Barnardt@westerncape.gov.za>
Sent: Thursday, 28 August 2025 13:51
To: claire@ecoroute.co.za
Subject: RE: Notice - 30 day comment and review - Proposed Section 24G application for: Mixed use/light industrial development on RE/139 Farm Zandhoogte, Groot Brak, MBM

Good day claire

Please can you provide me with HWC reference number for me to provide you with a comment.

If there was no NID trigger, please note that HWC cannot comment on matters that do not form part of our mandate.

Please include your HWC reference number in future correspondence to assist in responding to your query promptly.

Kindly note: Due to volume of queries I receive I may not be able to respond to you immediately, if you have not received a reply from within ten working days, please resend your query

Kind regards,

Application forms 2024:

[Applications Link](#)

[Notice](#)

Stephanie-Anne Barnardt-Delport
Specialist Heritage Officer (Archaeologist)(Professional ASAPA Member: 745)
Heritage Western CapeTel: (+27) 021 829 3315

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



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

Sent: Wednesday, August 27, 2025 1:42 PM

To: Danie Swanepoel <Danie.Swanepoel@westerncape.gov.za>; Francois Naude <Francois.Naude@westerncape.gov.za>; Meryll.Fredericks@westerncape.gov.za; Harriet.vanSchalkwyk@westerncape.gov; Zaidah Toefy <Zaidah.Toefy@westerncape.gov.za>; jck.kotze@gmail.com; Shafeeq Mallick <Shafeeq.Mallick@westerncape.gov.za>; Diana Mouton <Diana.Mouton@westerncape.gov.za>; Nicholas Kearns <Nicholas.Kearns@westerncape.gov.za>; Nabeelah Khan <Nabeelah.Khan@westerncape.gov.za>; Siphesihle Khumalo <Siphesihle.Khumalo@westerncape.gov.za>; Nathan Jacobs <Nathan.Jacobs@westerncape.gov.za>; Noluvo Toto <Noluvo.Toto@westerncape.gov.za>; Stephanie Barnardt <Stephanie.Barnardt@westerncape.gov.za>; Vanessa Stoffels <Vanessa.Stoffels@westerncape.gov.za>; MKoen@dffe.gov.za; Albert.Ackhurst@westerncape.gov.za

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

Subject: Notice - 30 day comment and review - Proposed Section 24G application for: Mixed use/light industrial development on RE/139 Farm Zandhoogte, Groot Brak, MBM

Importance: High

Proposed Section 24G application in terms of the National Environmental Management Act (Act No. 107 of 1998, as amended) for: Proposed mixed use/light industrial development on RE/139 Farm Zandhoogte, Mossel Bay Municipality, Western Cape

Notice of 30-day comments and response period

Comment and Review period: 27 August to 29 September 2025

Good day

Sapphire Ocean Investments (RF) (Pty) Ltd (the Applicant) intends to develop a mixed/light industrial development on RE/ 139, Zandhoogte, located near Groot Brakrivier. In 2020 approximately 2.5 ha of the property was cleared. On 31 October 2022, the Western Cape Department of Environmental Affairs and Development Planning (DEADP) issued a Pre-Compliance Notice to Ideal Trading (landowner at the time) informing that the activities undertaken are deemed to be unauthorised since vegetation was removed without prior Environmental Authorisation. Clearing activities ceased. 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. The proposed development envisages the development of 183 storage units and 40 light industrial workshops. In terms of the National Environmental Management Act, 1998 and the 2014 Environmental Impact Assessment regulations (as amended, 2017), the proposed development requires an environmental authorisation to be issued by DEADP prior to the commencement of construction. A S24G application process is being followed due to clearing of the vegetation that took place without the required Environmental Authorisation.

The draft Section 24G application report and accompanying appendices is available at:

<https://ecoroute.co.za/node/121>

The executive summary is attached to this email.

Kindly submit comments to the contact details provided below on / before 29 September 2025 on the proposed application. Thereafter the application and accompanying comments and response report will be updated as required and the final Section 24 G application submitted to the competent authority for decision making.

Thank you for your participation in this process.

Kind Regards

Claire

claire@ecoroute.co.za / admin@ecoroute.co.za



Claire De Jongh

Eco Route Environmental Consultancy

0846074743

EAPASA registration: **2021/3519**

"All views or opinions expressed in this electronic message and its attachments are the view of the sender and do not necessarily reflect the views and opinions of the Western Cape Government (the WCG). No employee of the WCG is entitled to conclude a binding contract on behalf of the WCG unless he/she is an accounting officer of the WCG, or his or her authorised representative.

The information contained in this message and its attachments may be confidential or privileged and is for the use of the named recipient only, except where the sender specifically states otherwise. If you are not the intended recipient you may not copy or deliver this message to anyone."

claire@ecoroute.co.za

From: claire@ecoroute.co.za
Sent: Wednesday, 27 August 2025 08:52
To: 'hwc.hwc@westerncape.gov.za'; 'Noluvo Toto'; 'Stephanie Barnardt'
Cc: 'Dewald Wilken'; 'Erno Janse van Rensburg'; 'Zilia Janse van Rensburg'; 'Admin'; Janet
Subject: NOTIFICATION OF INTENTION TO DEVELOP: PROPOSED MIXED USE/LIGHT INDUSTRIAL - RE/139 FARM ZANDHOOGTE, MOSSEL BAY MUNICIPALITY, WESTERN CAPE
Attachments: Proposed light industrial - Re-139 Zandhoogte - Form B Section 38_ NID Form.pdf; Appendix H3 - PIA - 139 Zandhoogte-Sapphire Ocean Investments - Dewald Wilken_compressed.pdf; Heritage Western Cape - ImmediatePaymentNotification.pdf; 139 Zandhoogte-Sapphire Ocean Investments-2024-09-15 05-40.pdf

Importance: High

Tracking:	Recipient	Read
	'hwc.hwc@westerncape.gov.za'	
	'Noluvo Toto'	
	'Stephanie Barnardt'	
	'Dewald Wilken'	
	'Erno Janse van Rensburg'	
	'Zilia Janse van Rensburg'	
	'Admin'	
	Janet	
	janet@ecoroute.co.za	Read: 2025/08/28 09:05

NOTIFICATION OF INTENTION TO DEVELOP: PROPOSED MIXED USE/LIGHT INDUSTRIAL - RE/139 FARM ZANDHOOGTE, MOSSEL BAY MUNICIPALITY, WESTERN CAPE

Good day

Kindly find attached Notice of intention to Develop and accompanying specialist report, proof of payment and screening tool report.

I trust this is in order.

Kind regards
Claire



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

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: 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**

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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 Ngobenil'
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 Ngobenil <tngobenil@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,
Ngobenil 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@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

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

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

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

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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

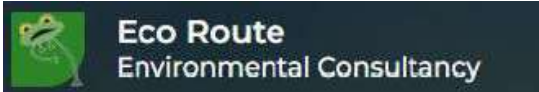
Kind regards,

Carina Leslie

Personal Assistant/Admin

Office: 064 691 4394

www.ecoroute.co.za



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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



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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

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- 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



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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



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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:

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

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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



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101 Marsh Street,
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South Africa

Tel: +27 44 606 5000

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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: [REDACTED]
Sent: Saturday, 28 September 2024 16:15
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.

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)

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
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

claire@ecoroute.co.za

From: claire@ecoroute.co.za
Sent: Wednesday, 02 October 2024 08:57
To: [REDACTED]
Cc: [REDACTED]
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: [REDACTED]
Cc: Janet Eberhardt, 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**

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: [REDACTED]
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: [REDACTED]
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,

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

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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:

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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.

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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:

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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

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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

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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



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Kind regards,

Carina Leslie

Personal Assistant/Admin

Office: 064 691 4394

www.ecoroute.co.za



Eco Route
Environmental Consultancy