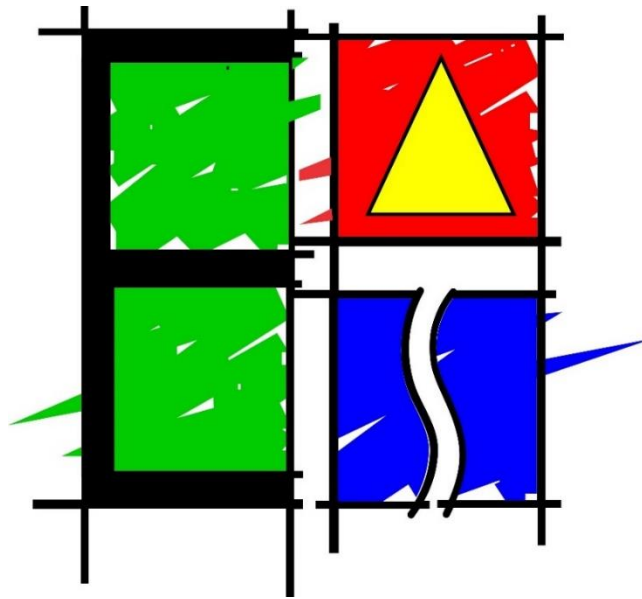

FINAL BAR COMMENTS AND RESPONSES REPORT

PROPOSED GREATER GRABOUW HOUSING PROJECT – PORTION A OF RE/9/313 IN
GRABOUW, THEEWATERSKLOOF LOCAL MUNICIPALITY, WESTERN CAPE

DEADP Ref No: 16/3/3/6/1/E4/11/1069/25



EAS Project Number: 2191

Prepared by:

Engineering Advice & Services (Pty) Ltd

On behalf of:

Theewaterskloof Local Municipality

Date:

October 2025

COMMENTS AND RESPONSES REPORT

Prepared for:

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This report is exclusive to the client and the described project. EAS accepts no responsibility of whatsoever nature to third parties to whom this Report, or any part thereof, is made known. Any such persons or parties rely on the report at their own risk.

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<i>EAS Ref: F:\2100-2199\2191\Environmental\Erf 313\Reports\BAR Report\Final\2191 - APPENDIX F - Comments and Responses Report Final.docx</i>		

Assisted by:

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1 Comments and Responses Report

In terms of NEMA procedures for the investigation, assessment, and communication of the potential impacts of activities on the environment, the procedures must, inter alia, ensure, with respect to every application for environmental authorisation:

- coordination and cooperation between organs of state in the consideration of assessments where an activity falls under the jurisdiction of more than one organ of state;
- that the findings and recommendations flowing from an investigation, the general objectives of integrated environmental management laid down in the NEMA, and the principles of environmental management set out in Section 2 of the NEMA are taken into account in any decision made by an organ of state in relation to any proposed policy, programme, process, plan or project; consequences or impacts; and
- public information and participation procedures that provide all interested and affected parties, including all organs of state in all spheres of government that may have jurisdiction over any aspect of the activity, with a reasonable opportunity to participate in those information and participation procedures (DEA&DP, 2013).

The Public Participation Process (PPP) plays a significant role in the Environmental Authorisation process. The following requirements and recommendations on the public participation process to be followed for this project are outlined below:

Recommendations / Requirement:	EAP Response:
A public participation process ("PPP") that meets the requirements of Regulation 41 of the EIA Regulations, 2014 (as amended) must be undertaken.	Noted, complied.
A period of at least 30 days must be provided to all potential or registered interested and affected parties to submit comments on the BAR and EMPr.	Noted, to be adhered to.
In terms of Section 24O (2) and (3) of NEMA and Regulations 7(2) and 43(2) of the EIA Regulations, 2014, any State Department that administers a law relating to a matter affecting the environment relevant to the application must be requested to comment within 30 days.	All relevant and potentially affected parties have been notified, and comments have been requested.
The Environmental Assessment Practitioner ("EAP") is responsible for such consultation. Therefore, it is requested that the EAP include proof of such notification to the relevant State Departments in terms of Section 24O (2) and (3) of NEMA in the BAR, where appropriate. It is advised that the I&APs must be afforded a minimum of three (3) calendar days from the date of notification before the 30-day commenting period on the Basic Assessment Report.	Noted, please see Appendix C for proof of notification.
When notifying I&APs of the application, the minimum information to be provided in a notice, which includes placing an advertisement or fixing a notice board, must contain, inter alia, whether a Basic Assessment or Scoping & EIR process is to be followed and information on how to register as an I&AP.	Noted, complied.
A register of I&APs must be opened, maintained and made available to any person requesting access to the register in writing. The register must also be submitted together with the BAR.	Noted, complied.
In accordance with Regulation 7(2), the EAP must consult with every Organ of State that administers a law relating to a matter affecting the environment relevant to that application. The EAP must notify such Organ of State, including the Competent Authority, in writing and provide them with a copy of the Basic Assessment Report.	Noted, complied.

Note: Proof of the notification and contact details of such Organs of State must accompany the report that is submitted to the Competent Authority.	
The EAP must record and respond to all comments received. The comments and responses must be captured in a Comments and Responses Report and must also include a description of the public participation process followed, and this report must also be included in the public participation information to be attached to the final Basic Assessment Report. The objectives are outlined below.	Noted.

1.1 Objectives and Approach

The overall aim of the Public Participation Process (PPP) is to ensure that all Interested and Affected Parties (I&APs) have an adequate opportunity to provide input on the process and proposed project activities. More specifically, the objectives of the PPP are as follows:

- Identify all potential I&AP's and notify each I&AP of the proposed project and of the Basic Assessment process;
- Provide an opportunity for I&APs to raise issues and concerns or comment on the proposal of the project;
- Provide an opportunity for the EAP to engage with the I&APs regarding their views or opinions towards the project;
- Provide an ongoing conversation about key issues regarding the project and enable an interdisciplinary approach towards involving the I&APs; and
- Provide an opportunity for I&APs to review the draft BAR prior to its finalisation.
- Respond to comments and reflect in the final BAR.
- Notify all I&APs of submission of the final BAR.

1.2 Public Participation Activities

The Public Participation Process that was undertaken to solicit public opinion regarding the proposed activities has included the following activities so far:

- One Newspaper Advertisement/ Legal Notice (English) of the proposed activities published in "Hermanus Times" newspaper on **30 April 2025 (Appendix B)**;
- Placement of two A2 on-site notice boards on **07 May 2025 (Appendix B)**;
- The Background Information Document (BID) and invitation to comment on the proposed project were sent to organs of state on **09 May 2025 (Appendix B)**,
- Distribution of the Notification letter on **09 May 2025** to all identified Interested and Affected Parties (IAPs), and stakeholders. A copy of the letter is attached in **Appendix B**, and the list of registered IAPs and authorities is given in **Appendix A**.
- Correspondence with interested and affected parties is attached in **Appendix C**.
- Collation of public and IAP comments on the notification email and adverts, including responses to these issues (see comments and responses summary in section 1.6 and Registration forms as well as email correspondence in **Appendix C**);
- Inclusion of original correspondence from IAPs (**Appendix C**);
- Preparation of a Consult and draft BAR for the EA process;

- Distribution of the Draft BAR for review by IAPs, and submission to relevant authorities on **19 August 2025**.
- Provision of a 30-day comment period on the Draft BAR (comment period ended on **19 September 2025**).

NB: Note that no public participation/community meetings are anticipated to be held at this stage.

The activities that will be undertaken during the application process include the following:

- Distribution of the Executive Summary to all IAPs registered for this process; and
- Distribution of the Final BAR for public review, and submission to relevant authorities for comment.
- Submission of the Final BAR to DEA&DP for approval and a decision regarding environmental authorisation for the planned development.

1.3 DEA&DP Communication & Activities

- **20/02/2025** – Applicability Checklist was submitted to the DEA&DP
- **11/04/2025** – DEA&DP reference was communicated as 16/3/3/6/1/E4/11/1069/25
- **15/04/2025** – Notice of Intent to Develop was submitted to the DEA&DP
- **23/05/2025** – DEA&DP comment on Notice of Intent to Develop received
- **04/08/2025** – Application form submitted to the DEA&DP
- **05/08/2025** – Acknowledgement of receipt of submission of Application Form was received from DEA&DP
- **19/08/2025** – Draft BAR submitted to DEA&DP
- **19/08/2025** – Acknowledgement of receipt of submission of Draft BAR was received from DEA&DP
- **19/09/2025** – Received comments from DEA&DP on DBAR

All correspondence with DEA&DP is attached in **Appendix C**.

1.4.2 A2 Site notices

Two A2-sized colour notice boards were fixed in two different locations adjacent to the site.

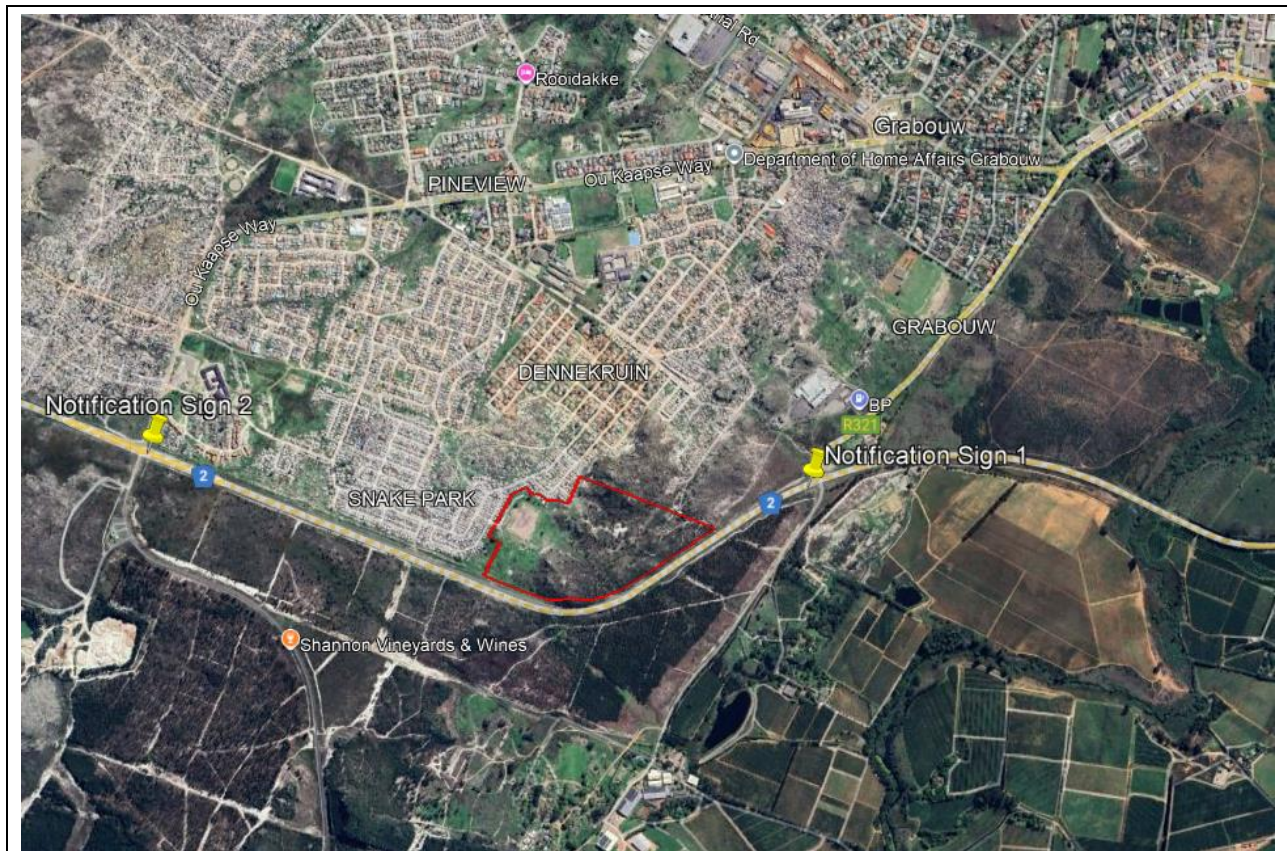


Figure 2. A2 Site Notice Boards – Locations

Site Notice	Latitude:	Longitude:	Facing:	Viewing Detail:
1	34° 9'47.92"S	19° 0'28.31"E	NE	Facing N2
2	34° 9'44.40"S	18°59'5.90"E	S	Facing N2

The two official Notice Signs were erected. Notification sign 1 was placed strategically on Oudebrug Road (R321) facing northeast, for any pedestrians or drivers travelling/turning from the Grabouw towards the N2. Notification sign 2 was placed strategically on the corner of N2 and Ou Kaapse Way, facing southwest, for any pedestrians or vehicles travelling/turning into Grabouw from the N2.



Figure 3. Notice Sign 1 in detail



Figure 4. Notice Sign 1 location



Figure 5. Notice Sign 2 in detail



Figure 6. Notice Sign 2 location

1.5 Availability of Basic Assessment Report

Printed copies of this report will be made available for public review on request. Copies are also available at our offices. The report can also be accessed as an electronic copy on the Engineering Advice and Services' webpage via the 'Public Documents' link: www.easemp.co.za. Should a person or organisation not have the means to download or access the report and its related documents online, other methods will be utilised.

Comments on the Consult BAR will be addressed appropriately through formal written means and incorporated into the Final BAR.

1.6 Registered Interested and Affected Parties and Issues Raised

A list of registered IAPs, relevant authorities, and stakeholders is included in **Appendix A**.

1.7 Summary of Comments and Responses from Organs of State

Comments received from the authorities. Please see the table on the next page summarising the comments received as well as the responses thereto

Date	Sent from:	Sent to:	Content of communication:	Response:
11/04/2025	DEADP EIA Admin Western Cape	Mr L. Litholi	Directorate's correspondence regarding Portion a of Remainder of Portion 3 of Farm No. 313, Grabouw.	Received.
09/05/2025	Giselle – Agriculture Information	EAS Environmental	Thank you for your email. I'm going to forward it to Mr Cor van der Walt and Mr Brandon Layman in our Land Use and Planning Division.	Thank you for your email. No problem.
09/05/2025	Arabel McClelland – Directorate: Pollution and Chemicals Management	EAS Environmental	Registered the Directorate: Pollution and Chemicals Management within the DEA&DP as a commenting authority for the application.	Will be included in all communication with regard to this application going forward.
12/05/2025	Landile Litholi – Theewaterskloof Municipality: Human Settlements Projects	EAS Environmental	Thank you for the information.	
30/05/2025	Fabian Smith – BOCMA	EAS – Environmental	1. The BOCMA would like to register as I&AP for the proposed project. 2. The BOCMA will render comprehensive comments once the specialist studies and additional information is made available. Please be advised that the comment provided is in the interest of responsible water resource management. The BOCMA reserves the right to revise initial comments and request further information based on any additional information that might be received.	Thank you for your comments. You will be included in all further correspondence going forward.
04/06/2025	Rulien Volschenk – Overberg District Municipality	EAS Environmental	Good day The Overberg District Municipality acknowledges receipt of the notification for the Grabouw Housing project. Please submit all communications regarding this application to myself at rvolschenk@odm.org.za	
05/08/2025	DEADP EIA Admin Western Cape	EAS – Mr Kurt Wicht	Dear Sir/Madam, Thank you for your correspondence. The Directorate acknowledges its receipt.	
19/08/2025	DEADP EIA Admin Western Cape	EAS – Mr Kurt Wicht	Dear Sir/Madam, Thank you for your correspondence. The Directorate acknowledges its receipt.	

28/08/2025	Brandon Layman – Department of Agriculture	EAS Environmental	Office is bound by physical filing system; transition to electronic filing still in progress. To reduce printing costs, consultants may submit reports on CD/USB, which can be stored physically.	
15/09/2025	Vhengani Ligudu – BOCMA	EAS- Kurt Wicht; EAS Environmental	Reviewed BAR. Stated that proposed activities trigger water uses under NWA (s21(c), s21(i)) and require authorisation. Confirmed WU45113 application received; all water-use matters to be handled under authorisation process. Warned that undertaking water uses without authorisation is an offence (s151 NWA). Noted sewage disposal must comply with NWA (ss22 & 40), and stormwater with waste must not be discharged to water resources. Reserved right to amend comments and requested compliance with relevant legislation.	
19/09/2025	DEADP EIA Admin Western Cape	Mr W Hendricks	Provided comment on Draft BAR. Requested use of bubble map in SDP to allow flexibility in unit numbers. Stated ECO and Independent Auditor roles must be clearly differentiated in EMPr, with ECO monitoring/reporting frequency specified and external audits by an independent person (Reg. 34). Required proof of I&AP notifications, site notice, advertisement, comments and responses, meeting minutes, and signed applicant/EAP/specialist declarations. Reminded that BAR must meet the requirements of Appendix 1 & 4. Reserved right to amend comments.	
19/09/2025	Leandra Knoetze – Cape Nature	EAS Environmental	Advised that comments on the application could not be provided by the due date due to other deadlines, meetings, and sick leave. Confirmed the report was only received on 26 August, and comments will be submitted as soon as possible.	Acknowledged receipt of correspondence. Reminded CapeNature of the planned submission of the Final BAR during the week of 6–10 October 2025 and requested that comments be submitted before then to allow sufficient time for inclusion in the final submission.
05/10/2025	Leandra Knoetze – Cape Nature	EAS – Kurt Wicht	Provided comment on Draft BAR. The key points were as follows: - Clarity on how degraded patches of natural vegetation would be protected during and post-construction, and how it will be ensured that livestock pens or waste dumping does not occur in open space	These comments were attended to in the Final BAR.

			- Requests confirmation of the exact location/extent of the stormwater retention pond, as it appears that its footprint will reduce the total open space area. - Recommended a SMP be compiled - Clarification on continuous monitoring - clarification of the current zoning of the property and confirmation that the correct rezoning and subdivision applications (under LUPA) have been submitted and approved before construction.	
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1.8 Summary of Comments and Responses from I&APs

Comments received from I&APs. Please see the table on the next page summarising the comments received as well as the responses thereto. [No comments were received from I&APs on the Draft BAR.](#)

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Date	Sent from:	Sent to:	Content of communication:	Response:
30/04/2025	Chelsea Damster	EAS Environmental	Registered as an I&AP – requested BID and other relevant documents.	I&AP registered. PPP officially starts on the 9 th of May 2025.
08/05/2025	Ronel Venter	EAS Environmental	Registered as an I&AP – requested to receive all relevant documentation, including the Background Information Document (BID), public notices, and updates throughout the Basic Assessment process.	I&AP registered. BID and 1st Public Notification Letter will be sent out tomorrow (Friday, 09/05/2025), and will be included in all updates throughout the Basic Assessment process.
09/06/2025	Michelle Nortier	Lea Jacobs	Requested to be registered as an I&AP.	Registered as an I&AP.
11/06/2025	Maryke André	Lea Jacobs	Requested to be registered as an I&AP. Raised concerns: 1. Concerned about the new services that will have to be provided by the municipality for this development. Is there anything more concrete, like an official undertaking, than just the statement of how it will be done in your BID? They are not even able to service the existing town, let alone the informal settlement. 2. There is a lack of ensuring safety to the N2 road users and pedestrians. I fail to see how or why they will make provision for ensuring pedestrian and other road user safety when there is nothing done about the dangers posed by the informal settlement in this regard.	Registered as an I&AP. Will be notified of the Basic Assessment Application Process going forward. More information about the project will be made available in the Draft Basic Assessment Report.

2 Appendices

2.1. Appendix A –List of Interested and Affected Parties

2.2. Appendix B – Notifications

2.2.1. *Newspaper Notice*

2.2.2. *Notice Sign*

2.2.3. *Background Information Document (BID)*

2.2.4. *Notification Letter 1*

2.2.5. *Notification Letter 2*

2.3. Appendix C –Correspondence with I&APs and Organs of State

2.1 Appendix A - List of Interested and Affected Parties

Name	Occupation/ Affiliation	Telephone/ Postal address / Residential address	Email address
Mr. Walter Hendricks	Theewaterskloof Municipality: Acting Municipal Manager	028 214 3300 (t) Caledon, 7230	Walterhe@twk.gov.za
Landile Litholi	Theewaterskloof Municipality: Head of Human Settlements Projects	028 214 3300 (t) 6 Plein Street, Caledon, 7230	LandileLi@twk.gov.za
Cllr. Mbongeni A. Nomkoko	Ward 13 Councillor	0719117004	lizellsa@twk.gov.za
L Kilowan	Public Participation Office	0282143334	
Charnè Lottering	Theewaterskloof Municipality: Office of the Speaker		charnelo@twk.gov.za
Breede Gouritz	Breede-Olifants Catchment Management Agency - Worcester Office	023 346 8000 Mountain Mill Dr, Hospital Hill, Worcester, 6850	info@bgcma.co.za
Fabion Smith		023 346 8000	FSmith@bgcma.co.za
Noncedo Lesele		Private Bag X3055, Worcester, 6850	nlesele@bocma.co.za
Coreen Rautenbach		Cnr of Mountain Mill & East Lake Road, Worcester, 6850	crautenbach@bocma.co.za
Andiswa Sam			asam@bocma.co.za
Rulien Volschenk	Overberg District Municipality	028 425 1157 (t) 073 154 2112 (c) Private Bag X22, Bredasdorp, 7280	info@odm.org.za rvolschenk@odm.org.za
Francois Kotze	Department of Environmental Management		fkotze@odm.org.za
Mannie van Eeden	Department of Roads Services		mvaneeden@odm.org.za service@westerncape.gov.za
Ms Phucuka Penny Penxa	Department of Public Works and Infrastructure	Tel: 021 402 2160 Cell: 082 669 9406 Customs Building, Heerengracht Foreshore Private Bag X9027, Cape Town, 8000	Phucuka.Penxa@dpw.gov.za
Deirdre Barends	Department of Social Development		dbarends@odm.org.za
D'mitri Matthews	DEA&DP – Cape Town Office Development Management: Region 1	(021) 483 8350 1 Dorp Street, Cape Town, 8001	Dmitri.Matthews@westerncape.gov.za DEADPEIAadmin@westerncape.gov.za
	Western Cape Mobility Department	021 483 2826 9 Dorp Street, Cape Town, 8001	service@westerncape.gov.za
	Western Cape Department of Health	4 Dorp Street, Cape Town PO Box 2060, Cape Town, 8000	healthmin@westerncape.gov.za Keith.Cloete@westerncape.gov.za Shanon.Cupido@westerncape.gov.za

Name	Occupation/ Affiliation	Telephone/ Postal address / Residential address	Email address
	Western Cape Department: Economic Development and Tourism	021 483 3840 12th Floor, NBS Waldorf Building, 80 St George's Mall, Cape Town, 8001	ecohead@westerncape.gov.za
Brendon Layman	Western Cape Dept of Agriculture	021 808 5013/ 082 458 5291	info@elsenburg.com Brandon.layman@westerncape.gov.za
Ms Anele Speelman	Head of Office: Dept of Agriculture		aneles@elsenburg.com
Mr Darryl Jacobs	Deputy Director General – Dept of Agriculture	0218085015 / 0836415178	Darryl.Jacobs@elsenburg.com
Mr Rhett Smart	Cape Nature - Overberg	028 314 0062	rsmart@capenature.co.za
Arabel McClelland	Directorate: Pollution and Chemicals Management as a Commenting Authority	021 483 2660 2nd Floor, Property Centre, 1 Dorp Street, Cape Town, 8001	Arabel.McClelland@westerncape.gov.za
Graham Pause	Head of the Department of Local Government	021 483 4999	Graham.Pause@westerncape.gov.za
Rowena Kellies	Head of Communication to HOD of Local Government		Rowena.Kellies@westerncape.gov.za
Jacqueline Samson	Department of Human Settlements: HOD for Human Settlements	021 483 2869 27 Wale Street, Cape Town, 8001	Jacqueline.Samson@westerncape.gov.za
Pieter Van Zyl	Head of the Office, Ministry of Environmental Affairs		Pieter.vanzyl@westerncape.gov.za
Stephanie Barnardt	Heritage Western Cape/ WCPHRA	0764818392 /021 483 9598 3rd Floor, Protea Assurance Building, Greenmarket Square, Cape Town, 8000	hwc.hwc@westerncape.gov.za Stephanie.Barnardt@westerncape.gov.za
	Department of Water and Sanitation		MkhangaziN@dws.gov.za DanielS@dws.gov.za DreyerW@dws.gov.za NakinN@dws.gov.za
Mr S Dlepu	Umyezo Wama Apile High School	028 050 2380 Old Cape Road, Pineview, Grabouw, 7160	umyezohigh@webmail.co.za
Chelsea Damster	Local resident – Leads 2 Business	T: +27 86 083 6337	ChelseaD@L2B.co.za projects@l2b.co.za
Ronel Venter	Local resident – Directly affected property owner	073 6841451 Residential Address: C24 Celtis Avenue, Grabouw, 7160 Business Address: 1 Oudebrug, Grabouw, 7160	info.ventergrouptrading@gmail.com
Michelle Nortier			michelle.reitron@gmail.com
Maryke André		072 7555 103	maryke.andre@gmail.com

NOTICE OF PUBLIC PARTICIPATION PROCESS

BASIC ASSESSMENT APPLICATION: PROPOSED GREATER GRABOUW HOUSING PROJECT – PORTION A OF RE/9/313 IN GRABOUW, THEEWATERSKLOOF LOCAL MUNICIPALITY, WESTERN CAPE

Notice is hereby given in terms of Regulation 41(2)(c) of the Environmental Impact Assessment (EIA) Regulations, 2014 (as amended) published in Government Notice No. 982 in Gazette No. 3822 (4 December 2014) published under sections 24(5) and 44 of the National Environmental Management Act, 1998 (No. 107 of 1998), as amended, regarding the proposed housing development in Portion A of RE/9/313, Grabouw, Western Cape. In terms of the EIA regulations, the proposed development will require a Basic Assessment. The Basic Assessment will be submitted to the Department of Environmental Affairs & Development Planning.

PROJECT DESCRIPTION:

The Theewaterskloof Local Municipality proposes to develop a housing project called the Greater Grabouw Housing Project. The Greater Grabouw Housing Project involves the planning and implementation of approximately 7000 households in the Grabouw area. Per the project's planning, Portion A of RE/9/313 has been identified as the next priority housing development area in the implementation of the Greater Grabouw Housing Project in the Western Cape. In total, Portion A of RE/9/313 is anticipated to provide 254 housing opportunities as well as open spaces. Portion A of RE/9/313 is mainly uninhabited and largely vacant, with only a small portion of the land being used as an informal sports field on the western side of the site, as well as livestock pens.

LISTED ACTIVITIES:

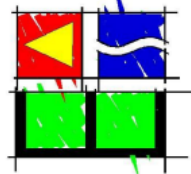
A Basic Assessment is triggered by the following "listed activities" in terms of the 2014 EIA Regulations, as amended: LN 1 (GNR No. R327) Activity 12, 19, 24 & 27 | LN 3 (GNR No. R324) Activity 4, 12 & 14.

OPPORTUNITY TO PARTICIPATE:

Engineering Advice and Services has been appointed as an independent environmental assessment practitioner to co-ordinate, manage, and compile the relevant environmental impact and management reports, as well as to facilitate the relevant public participation process related to the proposed project in terms of NEMA. Interested and affected parties (I&AP) are invited to complete and submit the I&AP form on request via e-mail or the website www.easemp.co.za. More information can be furnished on request.

REGISTRATION OF INTERESTED & AFFECTED PARTIES (I&APS):

Interested and affected parties are invited to complete and submit an I&AP form at request via e-mail or via the website www.easemp.co.za. The Background Information Document (BID) and Notification Letter will be provided, containing more information regarding the project. Any comments or objections to the applications should be lodged before the dates below. Registered I&APs will receive further notifications.



Ms Lea Jacobs
Fax: 086 683 9899

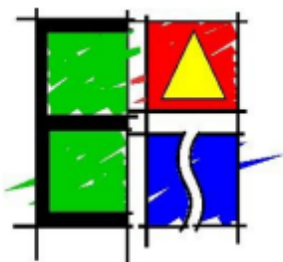
Engineering Advice and Services
Email: enviro@easpe.co.za

Tel: 041-581 2421
Website: www.easemp.co.za

DATE OF NOTICE: 09 May 2025

END OF NOTICE: 07 June 2025 (Basic Assessment)

2.2.3 Background Information Document (BID)



BACKGROUND INFORMATION DOCUMENT AND INVITATION TO COMMENT

Proposed Greater Grabouw Housing Project – Portion A of RE/9/313 in Grabouw, Theewaterskloof Local Municipality, Western Cape

Background

A Basic Assessment (BA) process has commenced to assist the Theewaterskloof Local Municipality in determining the environmental, economic and social impacts related to the proposed Greater Grabouw Housing Project in Portion A of RE/9/313 within Grabouw, Western Cape and to obtain environmental authorisation for the proposed housing development. The Greater Grabouw Housing Project involves the planning and implementation of approximately 7000 households in the Grabouw area. In total, Portion A of RE/9/313 is anticipated to provide 254 housing opportunities as well as open spaces. There are currently no formal existing internal roads and infrastructure on the site. All services and infrastructure will be installed as new. Portion A of RE/9/313 is mainly uninvaded and largely vacant, with only a small portion of the land being used as an informal sports field on the western side of the site, as well as livestock pens.

The project will entail the development of households by allocating them to the following housing project categories as applicable to the identified land parcels:

- Integrated Residential Development Programme (IRDP) Housing,
- Temporary Relocation Area (TRA) Housing,
- In-Situ Upgrading of Informal Settlement (UIS), and
- Interim Services

All specialist input to be facilitated:

- Aquatic Biodiversity Assessment – The specialist has been appointed to investigate any aquatic features which may be present on and around the site.
- Botanical Assessment - The specialist has been appointed to investigate the vegetation which is present on and around the site.
- Preliminary Geotechnical Investigation – The specialist has been appointed to investigate geotechnical features present on and around the site.
- Civil Engineering Services – The engineering specialist has been appointed to address all stormwater and drainage, sewage and water reticulation aspects of the development in conjunction with the development of the SDP.
- Palaeontology Impact Assessment – The specialist was appointed, and HWC confirmed that a full PIA will not be necessary.

The proposed development will entail the following activities:

- Clearing of vegetation from the proposed site for development,
- Levelling and landscaping the site for roads, residential units and related infrastructure,
- Construction of internal roads and walkways to provide access,

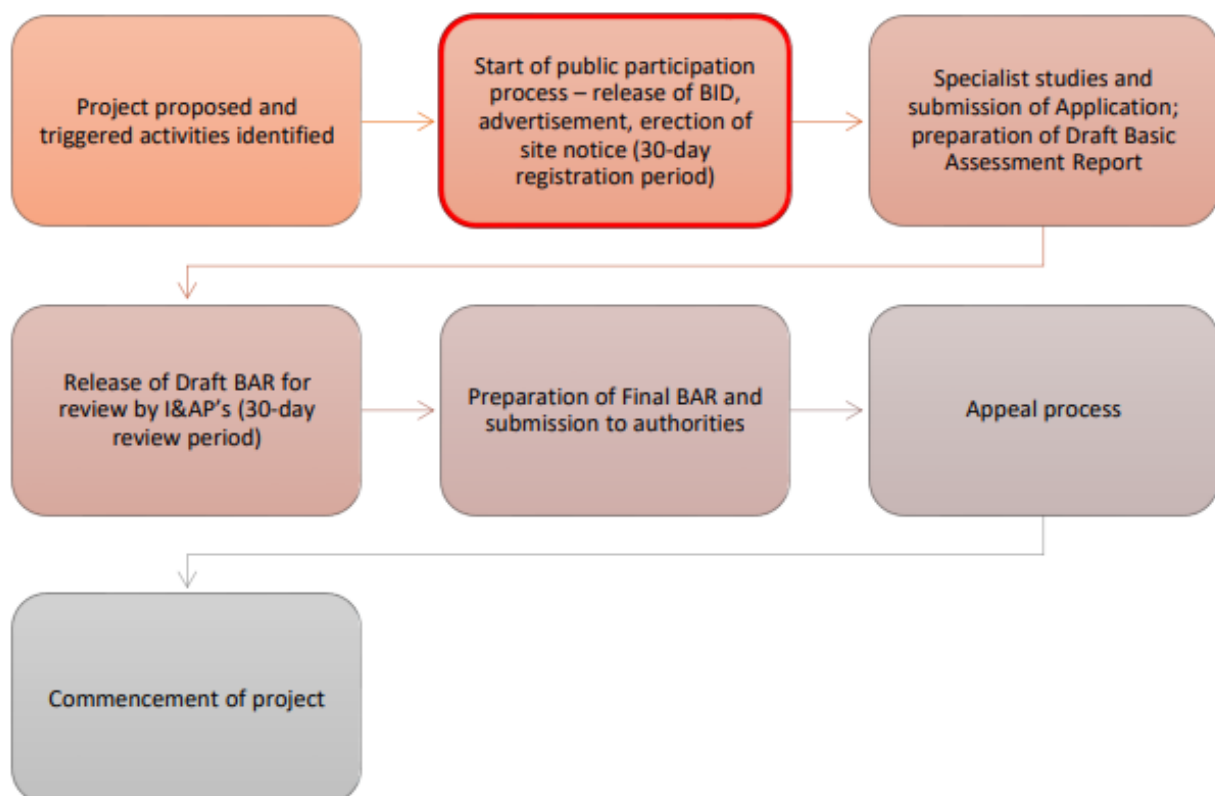
- Construction of residential units and other related infrastructure,
- Installation of stormwater infrastructure,
- Installation of sewer reticulation,
- Connections to existing municipal services,
- Construction activity related to access to the site,

Public Consultation

The aim of this background Information Document is to provide stakeholders with information about this project, the process being followed, and to provide them with an opportunity to be involved in the environmental assessment process. Interested and Affected Parties (I&APs) may raise issues of concern. Environmental, social and economic impacts will be examined in the Basic Assessment Process.

Results of the Basic Assessment process will be submitted to the Western Cape Department of Environmental Affairs & Development Planning, and the draft Basic Assessment Report will be made publicly available for 30 days for public review. All registered I&APs will receive a notification once this report is available for review. Additional project information will be available on the following website: www.easemp.co.za as well as a link to register as an Interested and Affected Party and provide comments.

Where are we in the process?



Legal Requirements

In terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) as amended ("NEMAA") and the NEMA EIA regulations, 2017: GN R324, 325, 326 and 327 published in Government Gazette 40772 on the 7 April 2017, the project requires a Basic Assessment because it includes, amongst others, listed activities in GN R327 & 342

Listing Notice 1 Activities: NEMA EIA Regulations, 2014 (as amended) GN R 327 requiring Basic Assessment

Activity No	Activity Description	Project Activity
12	The development of— (xii) infrastructure or structures with a physical footprint of 100 square metres or more; where such development occurs— (a) within a watercourse; (b) in front of a development setback; or if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse.	The site falls within 32m of the ephemeral drainage lines.
19	The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than [5] 10 cubic metres from a [(i)] watercourse; [(ii)] the seashore; or [(iii)] the littoral active zone, an estuary or a distance of 100 metres inland of the high-water mark of the sea or estuary, whichever distance is the greater -] but excluding where such infilling, depositing, dredging, excavation, removal or moving — (a) will occur behind a development setback; (b) is for maintenance purposes undertaken in accordance with a maintenance management plan; (c) falls within the ambit of activity 21 in this Notice, in which case that activity applies. (d) occurs within existing ports or harbours that will not increase the development footprint of the port or harbour; or (e) where such development is related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies.	Material will potentially be removed and deposited within 32m of the edge of the two ephemeral streams found on site. However, according to the Freshwater Assessment, the drainage lines have a 32m "No-Go" boundary zone, where no development is allowed. The "No-Go" zones and ephemeral drainage lines have been accommodated within the proposed development layout as open spaces.
24	The development of a road— (i) for which an environmental authorisation was obtained for the route determination in terms of activity 5 in Government Notice 387 of 2006 or activity 18 in Government Notice 545 of 2010; or (ii) with a reserve wider than 13,5 meters, or where no reserve exists, where the road is wider than 8 metres; but excluding a road— (a) which is identified and included in activity 27 in Listing Notice 2 of 2014; (b) where the entire road falls within an urban area; or	Roads will be developed as part of the proposal, in areas located outside of an urban area, which comprises indigenous vegetation.

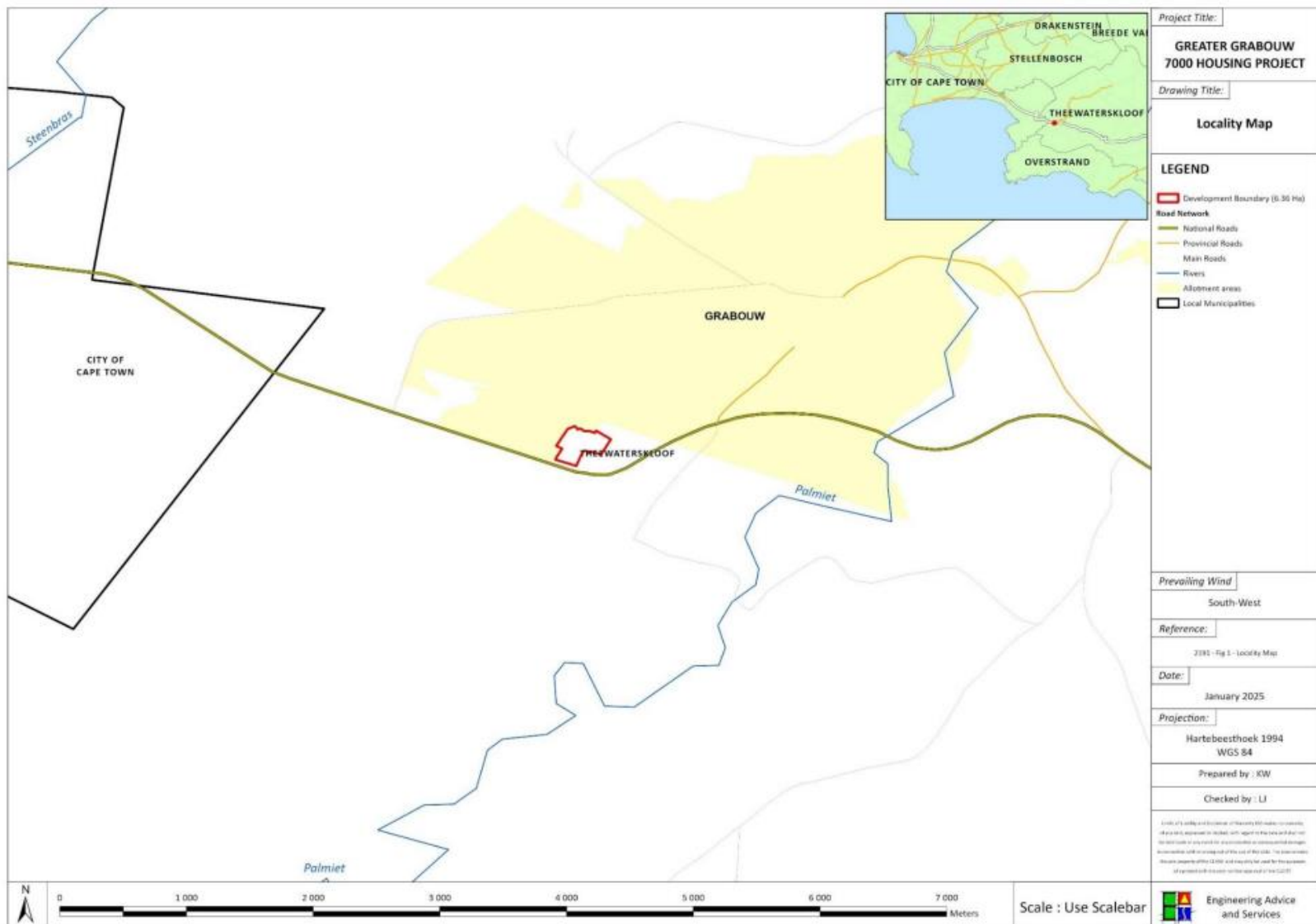
Activity No	Activity Description	Project Activity
27	The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for— (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan.	Approximately 6,4 hectares of indigenous vegetation will be cleared for the proposed development. About 1,17 Ha of Erf R/9/313 is currently covered by a sports field and facilities.

Listing Notice 3 Activities: NEMA EIA Regulations, 2014 (as amended) GN R 324 requiring Basic Assessment

Activity No	Activity Description	Project Activity
4	The development of a road wider than 4 metres with a reserve less than 13,5 metres. I. Western Cape i. Areas zoned for use as public open space or equivalent zoning; ii. Areas outside urban areas; (aa) Areas containing indigenous vegetation; (bb) Areas on the estuary side of the development setback line or in an estuarine functional zone where no such setback line has been determined; or iii. Inside urban areas: (aa) Areas zoned for conservation use; or (bb) Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority.	Roads will be developed as part of the proposal, in areas located outside of an urban area, which comprises indigenous vegetation.
12	The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan. Western Cape Within a critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004;	The development will have a footprint of approximately 64000 m ² . This means more than 300 m ² of indigenous vegetation (Kogelberg Sandstone Fynbos) will be cleared.
14	The development of - (xii) infrastructure or structures with a physical footprint of 10 square metres or more; where such development occurs - a) within a watercourse; b) in front of development setback; or c) if no development setback has been adopted, within 32 metres of a watercourse, measured from the edge of a watercourse;	According to the Western Cape Biodiversity Spatial Plan (2017), the south-eastern side of Portion A of RE/9/313 falls within a terrestrial ecological support area 1 (ESA 1: Terrestrial). According to the DFFE Protected Areas Register (PAR), the site falls within the Kogelberg Biosphere Reserve.

Activity No	Activity Description	Project Activity
	i. Western Cape i. Outside urban areas: (ff) Critical biodiversity areas or ecosystem service areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans; (gg) Core areas in biosphere reserves; or	

Any other listed activities triggered by the project will be determined during the process of compiling the application for the Basic Assessment.



Locality Map

Site Photographs



Eastern corner of Portion 9 of Farm 313



Pine-infested northern part of Portion 9 of Farm 313



North-western part of Portion 9 of Farm 313, with the sports field visible in the distance

Registration as an IAP

To register, please use the website or send your contact information to the contact details below.

Ms Lea Jacobs (EAP)

Engineering Advice and Services

Tel: 041 581 2421

Fax: 086 683 9899

E-Mail: enviro@easpe.co.za

Website: <http://www.easemp.co.za>

2.2.4 Notification Letter 1



Engineering Advice and Services (Pty) Ltd

Associated with ULWAZI

Port Elizabeth Office:
Tel: (041) 581 2421
Fax: (086) 683 9899
E-mail: easpe@easpe.co.za
73 Heugh Rd, Walmer
PO Box 13867, Humewood
PORT ELIZABETH, 6013

VAT No : 4110162205

09 May 2025

Dear Sir/Madam

NOTICE OF BASIC ASSESSMENT APPLICATION: PROPOSED GREATER GRABOUW HOUSING PROJECT – PORTION A OF RE/9/313 IN GRABOUW, THEEWATERSKLOOF LOCAL MUNICIPALITY, WESTERN CAPE

In terms of the NEMA Environmental Impact Assessment (EIA) Regulations, 2014 (as amended by Government Notice No. 40772 of 7 April 2017), promulgated under the National Environmental Management Act (Act No. 107 of 1998) (NEMA), you have been identified as an Interested and/or Affected Party (I&AP) for the above-mentioned project. This serves as notification of the intent to submit the above proposal for authorisation to the Department of Environmental Affairs & Development Planning (DEA&DP).

The Theewaterskloof Local Municipality proposes to develop a housing project called the Greater Grabouw Housing Project. The Greater Grabouw Housing Project involves the planning and implementation of approximately 7000 households in the Grabouw area. Per the project's planning, Portion A of RE/9/313 has been identified as the next priority housing development area in the implementation of the housing project in the Western Cape. In total, Portion A of RE/9/313 is anticipated to provide 254 housing opportunities as well as open spaces. There are currently no formal existing internal roads and infrastructure on the proposed site. All services and infrastructure will be installed as new. Portion A of RE/9/313 is mainly uninvaded and largely vacant, with only a small portion of the land being used as an informal sports field on the western side of the site, as well as livestock pens.

Basic Assessment: In terms of the EIA Regulations, 2014 (as amended) in Chapter 6 Regulation 41 (2) published in GNR. 982 (as amended in 2017), all potential interested and affected parties must be notified of the public participation process and informed of the intention to submit an application. In order to register on the database, please complete the comment and registration form attached to this correspondence or submit your contact details via fax, email, telephone, or the website – www.easemp.co.za stating your full name, address, and contact numbers as well as your preferred method of communication to receive notifications. Also, state any interest that you may have in this matter. By registering on the project database, you will be notified as and when information on the project is available. Please submit your request to register as an I&AP before **07 June 2025**.

To assist you in submitting issues and concerns, we have included with this correspondence a Background Information Document, a Locality Map, and a Registration/Comment Form. Project information can be accessed through the website www.easemp.co.za. Should the website or online file-sharing software platforms not be available to you, please inform us, and we will accommodate you to the best of our ability. Should you have any queries or require additional information, please contact Ms. Lea Jacobs using the contact details provided below.

NOTE: You are required to register as an I&AP to receive further correspondence regarding the Basic Assessment.

The steps in the Basic Assessment and Public Participation Process are as follows:

Step 1: Notification to Authorities and I&APs: The first stage in the process entails notification of the intention to proceed with the BAR to the DEA&DP as well as interested and affected parties (I&APs). I&APs are required to register their interest in the project database and raise issues of concern.

Step 2: Draft Basic Assessment (BAR) for Public Comment: The Basic Assessment is undertaken in order to identify and assess potential positive and negative environmental impacts (social, economic, and environmental) that may be associated with the proposed project. The Basic Assessment will include an overview of the affected environment in which the activity is proposed to take place and migratory measures to reduce potential negative impacts and maximise positive benefits. The Draft Basic Assessment, together with comments received from I&APs, will be made available for a 30-day review period. All I&APs on the project database will be notified in writing of the 30-day comment period for the Draft Basic Assessment, copies of the Draft Report and project information can be downloaded from www.easemp.co.za.

Step 3: Submit Final Basic Assessment Report and Application: The comments received from I&APs during the 30-day review period will be included in the Final BAR before it is submitted to DEA&DP for decision making. All I&APs will be notified in writing of the submission of the Final Report and any additional comment period.

Step 4: Notification of Outcome of Decision and Appeal Period: All I&APs on the project database will be notified in writing regarding the outcome of the decision by the DEA&DP (granting or refusal of environmental authorization) for the project and the appeal period, as well as the manner of appeal. Commencement of the development may only proceed once approval has been granted.

NEMA EIA Regulations, 2014 (as amended)

The need for a Basic Assessment is triggered by the inclusion of, but not limited to, the following listed activities: Listed Activities in GNR. 983 (as amended by GNR. 327 on 7 April 2017) and GNR. 985 (as amended by GNR. 324 on 7 April 2017)

Listing Notice 1 Activities: NEMA EIA Regulations, 2014 (as amended) GN R 327 requiring Basic Assessment

Activity No	Activity Description	Project Activity
12	The development of— (xii) infrastructure or structures with a physical footprint of 100 square metres or more; where such development occurs— (a) Within a watercourse; (b) In front of a development setback; or if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse.	The site falls within 32m of the ephemeral drainage lines.
19	The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than [5] 10 cubic metres from a [i] watercourse; [ii] the seashore; or [iii] the littoral active zone, an estuary or a distance of 100 metres inland of the high-water mark of the sea or	Material will potentially be removed and deposited within 32m of the edge of the two ephemeral streams found on site. However, according to the Freshwater Assessment, the drainage lines have a 32m “No-Go” boundary zone, where no development is allowed.

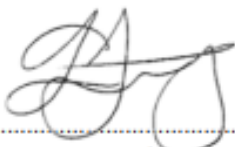
Activity No	Activity Description	Project Activity
	estuary, whichever distance is the greater -] but excluding where such infilling, depositing, dredging, excavation, removal or moving — (a) will occur behind a development setback; (b) is for maintenance purposes undertaken in accordance with a maintenance management plan; (c) falls within the ambit of activity 21 in this Notice, in which case that activity applies. (d) occurs within existing ports or harbours that will not increase the development footprint of the port or harbour; or (e) where such development is related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies.	The “No-Go” zones and ephemeral drainage lines have been accommodated within the proposed development layout as open spaces.
24	The development of a road— (i) for which an environmental authorisation was obtained for the route determination in terms of activity 5 in Government Notice 387 of 2006 or activity 18 in Government Notice 545 of 2010; or (ii) with a reserve wider than 13,5 meters, or where no reserve exists, where the road is wider than 8 metres; but excluding a road— (a) which is identified and included in activity 27 in Listing Notice 2 of 2014; (b) where the entire road falls within an urban area; or	Roads will be developed as part of the proposal, in areas located outside of an urban area, which comprises indigenous vegetation.
27	The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation is required for— (i) the undertaking of a linear activity; or (ii) maintenance purposes undertaken in accordance with a maintenance management plan.	Approximately 6,4 hectares of indigenous vegetation will be cleared for the proposed development. About 1,17 Ha of Erf R/9/313 is currently covered by a sports field and facilities.

Listing Notice 3 Activities: NEMA EIA Regulations, 2014 (as amended) GN R 324 requiring Basic Assessment

Activity No	Activity Description	Project Activity
4	The development of a road wider than 4 metres with a reserve less than 13,5 metres. i. Western Cape i. Areas zoned for use as public open space or equivalent zoning; ii. Areas outside urban areas; (aa) Areas containing indigenous vegetation; (bb) Areas on the estuary side of the development setback line or in an estuarine functional zone where no such setback line has been determined; or iii. Inside urban areas:	Roads will be developed as part of the proposal, in areas located outside of an urban area, which comprises indigenous vegetation.

Activity No	Activity Description	Project Activity
	(aa) Areas zoned for conservation use; or (bb) Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority.	
12	The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan. Western Cape Within a critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004;	The development will have a footprint of approximately 64000 m ² . This means more than 300 m ² of indigenous vegetation (Kogelberg Sandstone Fynbos) will be cleared.
14	The development of - (xii) infrastructure or structures with a physical footprint of 10 square metres or more; where such development occurs - a) within a watercourse; b) in front of development setback; or c) if no development setback has been adopted, within 32 metres of a watercourse, measured from the edge of a watercourse; i. Western Cape i. Outside urban areas: (ff) Critical biodiversity areas or ecosystem service areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans; (gg) Core areas in biosphere reserves; or	According to the Western Cape Biodiversity Spatial Plan (2017), the south-eastern side of Portion A of RE/9/313 falls within a terrestrial ecological support area 1 (ESA 1: Terrestrial). According to the DFFE Protected Areas Register (PAR), the site falls within the Kogelberg Biosphere Reserve.

Kind Regards



Ms. Lea Jacobs BSc

for Engineering Advice & Services (Pty) Ltd

Tel: 041 581 2421

Email: lea@easpe.co.za

Fax: 086 683 9899

**PROPOSED GREATER GRABOUW HOUSING PROJECT – PORTION A OF RE/9/313 IN GRABOUW, THEEWATERSKLOOF
LOCAL MUNICIPALITY, WESTERN CAPE - BASIC ASSESSMENT PROCESS FOR ENVIRONMENTAL AUTHORISATION
INTERESTED & AFFECTED PARTIES REGISTRATION AND COMMENT FORM**

KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN TO ENGINEERING ADVICE SERVICES, CARE OF LEA STEYN:

Contact Number: 041 581 2421

Fax Number: 086 683 9899

Email: enviro@easpe.co.za

PERSONAL DETAILS

Date:	Preferred method of communication (email / SMS / fax / post):
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Can you communicate reliably via email?

Title:	First Name:	Surname:
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Email:

Telephone:	Fax:
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Organisation & Capacity (If Applicable):

Physical Address:

Town:	Code:
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Postal Address:

Town:	Code:
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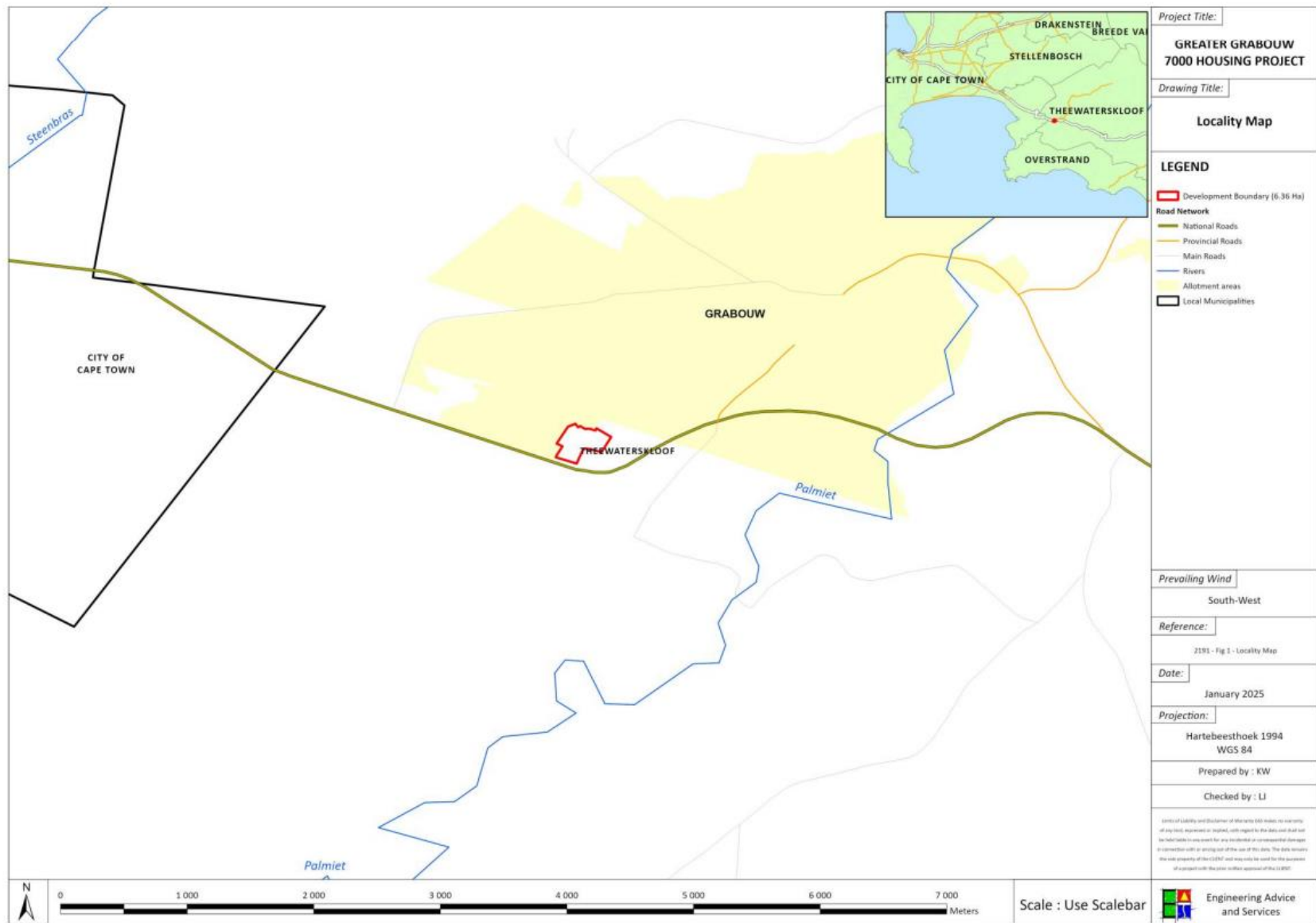
1. What is your primary area of interest with regards to the proposed project?

2. Do you have any comments with regards to the proposed project?

3. Are there any additional stakeholders who you think should be contacted regarding this project?

If "YES", please list their names and contact details below:

PLEASE ADD MORE PAGES IF NECESSARY



Locality Map



www.easpe.co.za

Engineering Advice and Services (Pty) Ltd

Associated with ULWAZI

Port Elizabeth Office;
Tel: (041) 581 2421
Fax: (086) 683 9899
E-mail: [easpe@easpe.co.za](mailto: easpe@easpe.co.za)
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PORT ELIZABETH, 6013

VAT No : 4110162205

F:\2100-2199\2191\Environmental\Ef 313\Correspondence\Notifications\2191 - General IAP letter 2 (draft BAR).doc

19 August 2025

EAS Ref: 2191

DEA&DP Ref: 16/3/3/6/7/1/E4/11/1167/25

NOTICE OF DRAFT BASIC ASSESSMENT REPORT: PROPOSED GREATER GRABOUW HOUSING PROJECT – PORTION A OF RE/9/313 IN GRABOUW, THEEWATERSKLOOF LOCAL MUNICIPALITY, WESTERN CAPE

Engineering Advice and Services has been appointed by Theewaterskloof Local Municipality to undertake an Environmental Impact Assessment (EIA) in the form of a Basic Assessment (BA) process, for the development of a housing project called the Greater Grabouw Housing Project.

*A Basic Assessment Application process is in progress by Engineering Advice and Services, which will investigate the proposed development options. This letter serves to notify you that the draft Basic Assessment Report has been released for a 30-day public comment. The comment period commenced on **19 August 2025** and ends on **19 September 2025**. If you have previously registered and commented, please refer to the Comments and Responses Report available on the website www.easemp.co.za.*

In terms of the NEMA EIA Regulations, 2014: as amended by NEMA EIA Regulations (2017): GN R327, 325 and 324 promulgated on 07 April 2017, under Chapter 5 of the National Environmental Management Act (as amended), you have been identified as an Interested and/or Affected Party (I&AP) for the above-mentioned project. This serves as notification that a Basic Assessment process is being conducted on behalf of *Theewaterskloof Local Municipality*, which proposes to develop a housing project called the Greater Grabouw Housing Project.

In terms of regulation 55 (1) (b) of Government Notice GN R326, interested and affected parties are to request in writing that their names be placed on the register of interested and affected parties. In order to register on the database, complete the comment and registration form attached to this correspondence or submit your contact details (via fax, email, or the website – www.easemp.co.za, stating your full name, address, and contact numbers. Also, state any interest that you may have in this matter. By registering on the project database, you will be notified as and when information on the project is available.

To assist you in the submission of concerns, we have included with this correspondence a Locality map and a Comment Form. Further project information can be accessed through the website www.easemp.co.za. Should you have any queries or require additional information, please contact Mrs Lea Jacobs using the contact details provided below.

Should you require other means of accessing the relevant documentation, kindly inform us, and we will gladly assist.

The steps in the Basic Assessment and Public Participation Process are as follows:

Step 1: Notification to Authorities and I&APs: The first stage in the process entails notification of the intention to proceed with the BAR to the DEDEAT as well as interested and affected parties (I&APs). I&APs are required to register their interest in the project database and raise issues of concern.

Step 2: Draft Basic Assessment (BAR) for Public Comment: The Basic Assessment is undertaken in order to identify and assess potential positive and negative environmental impacts (social, economic, and environmental) that may be associated with the proposed project. The Basic Assessment will include an overview of the affected environment in which the activity is proposed to take place and migratory measures to reduce potential negative impacts and maximise positive benefits. The Draft Basic Assessment, together with comments received from I&APs, will be made available for a 30-day review period. All I&APs on the project database will be notified in writing of the 30-day comment period for the Draft Basic Assessment, copies of the Draft Report and project information can be downloaded from www.easemp.co.za.

Step 3: Submit Final Basic Assessment Report and Application: The comments received from I&APs during the 30-day review period will be included in the Final BAR before it is submitted to DEDEAT for decision making. All I&APs will be notified in writing of the submission of the Final Report and any additional comment period.

Step 4: Notification of Outcome of Decision and Appeal Period: All I&APs on the project database will be notified in writing regarding the outcome of the decision by the DEDEAT (granting or refusal of environmental authorization) for the project and the appeal period, as well as the manner of appeal. Commencement of the development may only proceed once approval has been granted.

NEMA EIA Regulations, 2014 (as amended)

The need for a Basic Assessment is triggered by the inclusion of, but not limited to, the following listed activities: Listed Activities in GNR. 983 (as amended by GNR. 327 on 7 April 2017) and GNR. 985 (as amended by GNR. 324 on 7 April 2017).

Listing Notice 1 Activities: NEMA EIA Regulations, 2017, GN R 327 requiring Basic Assessment

Activity No	Activity Description	Project Activity
12	The development of— (xii) infrastructure or structures with a physical footprint of 100 square metres or more; where such development occurs— (a) within a watercourse; (b) in front of a development setback; or (c) if no development setback exists, within 32 metres of a watercourse, measured from the edge of a watercourse;	The site falls within 32m of an ephemeral drainage line.
19	The infilling or depositing of any material of more than [5] 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than [5] 10 cubic metres from [(i)] a watercourse; (ii) the seashore; or (iii) the littoral active zone, an estuary or a distance of 100 metres inland of the high-water mark of the sea or estuary, whichever distance is the greater— but excluding where such infilling, depositing, dredging, excavation, removal or moving— (a) will occur behind a development setback; (b) is for maintenance purposes undertaken in accordance with a maintenance management plan; [or] (c) falls within the ambit of activity 21 in this Notice, in which case that activity applies; (d) occurs within existing ports or harbours that will not increase the development footprint of the port or harbour; or (e) where such development is related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies.	Material will potentially be removed and deposited within 32m of the edge of the ephemeral stream found on site. However, according to the Aquatic Biodiversity Impact Assessment, the drainage line has a 15m "No-Go" boundary zone, where no development is allowed. The "No-Go" zone and ephemeral drainage line have been accommodated within the proposed development layout as open spaces.

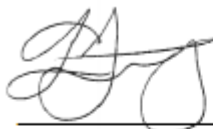
Activity No	Activity Description	Project Activity
24	The development of a road— (i) for which an environmental authorisation was obtained for the route determination in terms of activity 5 in Government Notice 387 of 2006 or activity 18 in Government Notice 545 of 2010; or (ii) with a reserve wider than 13,5 meters, or where no reserve exists, where the road is wider than 8 metres; but excluding a road— (a) which is identified and included in activity 27 in Listing Notice 2 of 2014; (b) where the entire road falls within an urban area; or	Roads will be developed as part of the proposal, in areas located outside of an urban area, which comprises indigenous vegetation.
27	The clearance of an area of 1 hectare or more, but less than 20 hectares of indigenous vegetation, except where such clearance of indigenous vegetation for – - the undertaking of a linear activity; or - maintenance purposes undertaken in accordance with a maintenance management plan.	Approximately 6,4 hectares of indigenous vegetation will be cleared for the proposed development. About 1,17 Ha of Erf R/9/313 is currently covered by a sports field and facilities.

Listing Notice 3 Activities: NEMA EIA Regulations, 2017, GN R 324 requiring Basic Assessment

Activity No	Activity Description	Project Activity
4	The development of a road wider than 4 metres with a reserve less than 13,5 metres. i) Western Cape (i) Areas zoned for use as public open space or equivalent zoning; (ii) Areas outside urban areas; - Areas containing indigenous vegetation; - Areas on the estuary side of the development setback line or in an estuarine functional zone where no such setback line has been determined; or (iii) Inside urban areas: - Areas zoned for conservation use; or - Areas designated for conservation use in Spatial Development Frameworks adopted by the competent authority.	Roads will be developed as part of the development in areas located outside of an urban area, which comprises indigenous vegetation.
12	The clearance of an area of 300 square meters or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan (e) Western Cape - Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004. - Within critical biodiversity areas identified in bioregional plans; - On land, where, at the time of the coming into effect of this Notice or thereafter such land was zoned open space, conservation or had an equivalent zoning	The development will have a footprint of approximately 64000 m ² . This means more than 300 m ² of indigenous vegetation (Kogelberg Sandstone Fynbos) will be cleared.
14	The development of -	According to the Western Cape

Activity No	Activity Description	Project Activity
	(ii) infrastructure or structures with a physical footprint of 10 square metres or more; where such development occurs - (a) within a watercourse; (c) if no development setback has been adopted, within 32 metres of a watercourse, measured from the edge of a watercourse; i. Western Cape i. Outside urban areas: (aa) A protected area identified in terms of NEMPAA, excluding conservancies; (bb) National Protected Area Expansion Strategy Focus areas; (cc) World Heritage Sites; (dd) Sensitive areas as identified in an environmental management framework as contemplated in Chapter 5 of the Act and as adopted by the competent authority; (ee) Sites or areas identified in terms of an international convention; (ff) Critical biodiversity areas or ecosystem service areas as identified in systematic biodiversity plans adopted by the competent authority or in bioregional plans; (gg) Core areas in biosphere reserves; or (hh) Areas within 10 km from national parks or world heritage sites or 5 kilometres from any other protected area identified in terms of NEMPAA or from the core area of a biosphere reserve	Biodiversity Spatial Plan (2023), the western part of the site has been mapped as a critical biodiversity area (CBA1: Terrestrial), while the eastern part has been mapped as a degraded critical biodiversity area (CBA2: Terrestrial). According to the DFFE Protected Areas Register (PAR), the site falls within the Kogelberg Biosphere Reserve.

Kind Regards



Ms. Lea Jacobs (BSc) Cert.Sci. Nat (129284) (Reg. EAP) (EAPASA)

for Engineering Advice & Services (Pty) Ltd

Tel: 041 581 2421

Email: enviro@easpe.co.za

Fax: 086 683 9899

PROPOSED GREATER GRABOUW HOUSING PROJECT – PORTION A OF RE/9/313 IN GRABOUW, THEEWATERSKLOOF LOCAL MUNICIPALITY, WESTERN CAPE

BASIC ASSESSMENT PROCESS FOR ENVIRONMENTAL AUTHORISATION INTERESTED & AFFECTED PARTIES REGISTRATION AND COMMENT FORM

KINDLY COMPLETE THIS FORM IN DETAIL AND RETURN TO ENGINEERING ADVICE SERVICES, CARE OF LEA JACOBS:

Contact Number: 041 581 2421	Fax Number: 086 683 9899	Email: enviro@easpe.co.za
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PERSONAL DETAILS

Date:	Preferred method of communication (email / SMS / fax / post):		
Can you communicate reliably via email?			
Title:	First Name:	Surname:	
Email:			
Telephone:		Fax:	
Organisation & Capacity (If Applicable):			
Physical Address:			
Town:		Code:	
Postal Address:			
Town:		Code:	
Consent to share above information (for the purposes of this project only)*:		Yes	No

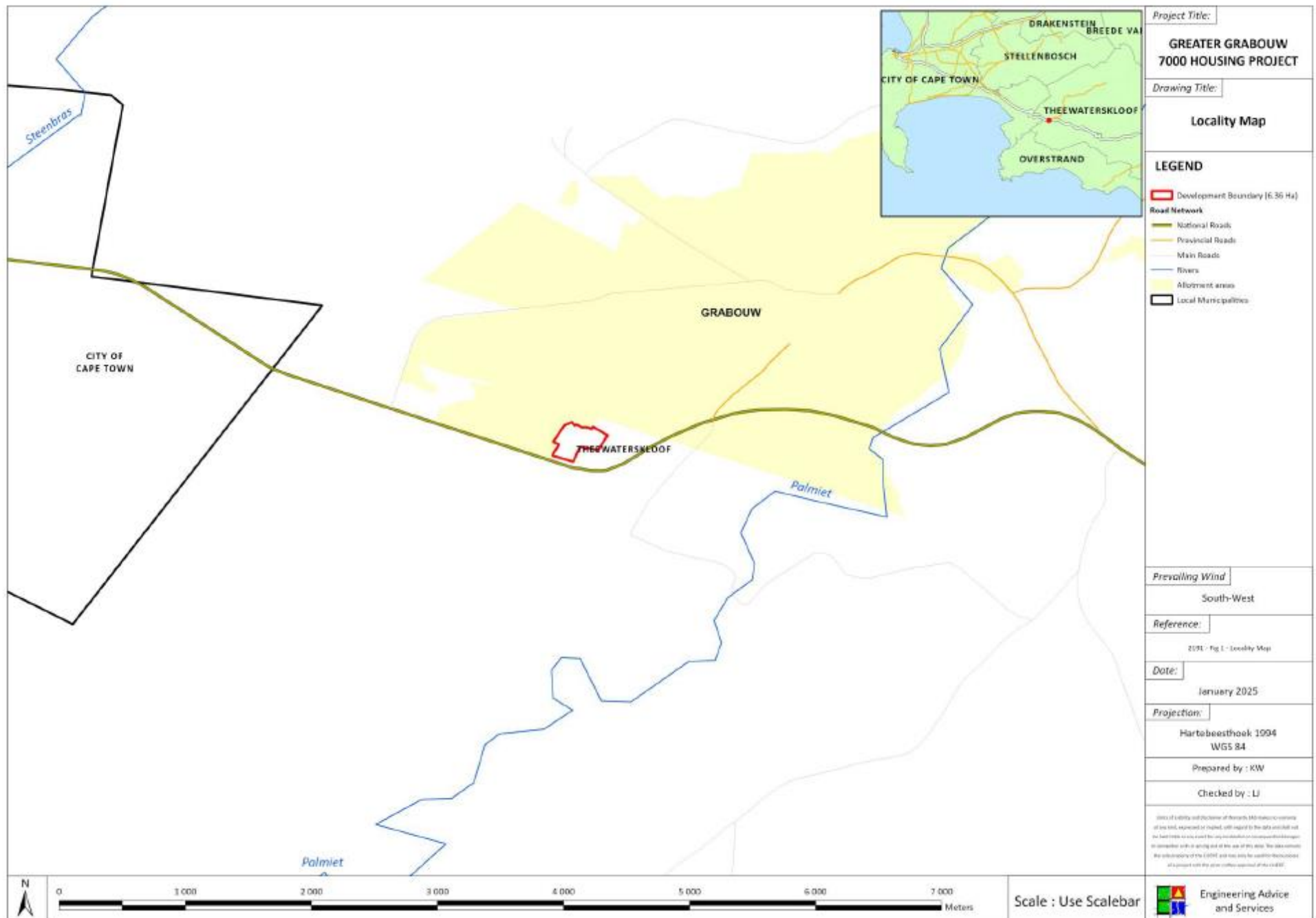
1. What is your primary area of interest with regards to the proposed project?

2. Do you have any comments with regards to the proposed project?

3. Are there any additional stakeholders who you think should be contacted regarding this project?

If "YES", please list their names and contact details below:

PLEASE ADD MORE PAGES IF NECESSARY



2.3 Appendix C – Correspondence with I&APs and Organs of State

From: Chelsea Damster <chelsead@l2b.co.za>
Sent: Wednesday, 30 April 2025 10:50
To: EAS Environmental <enviro@easpe.co.za>; Lea Jacobs <lea@easpe.co.za>
Subject: Greater Grabouw Housing Project

Good day,

I hope you are well.

I need your assistance, I tried to register as an I&AP on the website however am unsure whether this worked. Please can you register projects@l2b.co.za as an I&AP for the below:

Greater Grabouw Housing Project - Portion A of RE/9/313

Additionally, please can you provide me with a copy of the BID as well as any other relevant documents?

Your assistance in this regard is much appreciated,

--

Kind Regards

Chelsea Damster | Regional Content Researcher Projects

T : +27 86 083 6337 | F: +27 33 343 5882 | E: ChelseaD@L2B.co.za |

W: www.L2B.co.za



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From: Kurt Wicht
Sent: Wednesday, 30 April 2025 12:00
To: Chelsea Damster; EAS Environmental; Lea Jacobs; Mongikazi Gxilishe
Subject: RE: Greater Grabouw Housing Project

Good Day

Will do. Sorry for the confusion, we only officially go out for Public Participation on the 9th of May but had to get the advert in today.

We will include you in all further communication going forward as a registered I&AP. We will update website as soon as possible so you can access the documents their as well

Kind regards

Kurt Wicht BSc (Botany & Geography)
Engineering Advice & Services

☎ 041 581 2421 ✉ kurtw@easpe.co.za
☎ 060 631 6302 🌐 www.easgroup.co.za
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



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From: Chelsea Damster <chelsead@l2b.co.za>
Sent: Wednesday, 30 April 2025 12:37
To: Kurt Wicht; EAS Environmental; Lea Jacobs; Mongikazi Gxilishe
Subject: Re: Greater Grabouw Housing Project

Oh! Okay, thank you for the clarification!

I will keep an eye out 😊

Kind Regards

Chelsea Damster | Regional Content Researcher Projects

T : +27 86 083 6337 | F: +27 33 343 5882 | E: ChelseaD@L2B.co.za | W:
www.L2B.co.za



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On 2025/04/30 11:59, Kurt Wicht (kurtw@easpe.co.za) wrote:

CAUTION - EXTERNAL SENDER - Be careful when opening links or attachments! L2B IT Department.

From: Ronel Venter <info.ventergrouptrading@gmail.com>
Sent: Thursday, 08 May 2025 07:08
To: EAS Environmental <enviro@easpe.co.za>
Subject: Registration as Interested & Affected Party (I&AP): Greater Grabouw Housing Project – Portion A of RE/9/313

Dear Ms Jacobs,

I hereby wish to register as an Interested and Affected Party (I&AP) in relation to the Proposed Greater Grabouw Housing Project – Portion A of RE/9/313, as outlined in the public participation notice.

Kindly add my details to the I&AP register and ensure I receive all relevant documentation, including the Background Information Document (BID), public notices, and updates throughout the Basic Assessment process.

My contact details are as follows:

Full Name: Ronel Venter

Email: info.ventergrouptrading@gmail.com

Cell Number: 073 6841451

1

Residential Address: C24 Celtis Avenue, Grabouw, 7160

Business Address: 1 Oudebrug, Grabouw, 7160

Interest in the matter: Local resident, directly affected property owner, environmental concern, and member of local community group.

Please confirm receipt of this request and advise on the next steps.

Kind regards,

Ronel Venter

 **RONEL VENTER**

From: Kurt Wicht
Sent: Thursday, 08 May 2025 08:19
To: Ronel Venter; EAS Environmental
Cc: Lea Jacobs; Mongikazi Gxilishe
Subject: RE: Registration as Interested & Affected Party (I&AP): Greater Grabouw Housing Project – Portion A of RE/9/313

Good Morning Ronel

Your email has been received and your details have been added to the I&AP register. The BID and 1st Public Notification Letter will be sent out tomorrow (Friday, 09/05/2025) and you will be included in updates throughout the Basic Assessment process.

Kind Regards

Kurt Wicht BSc (Botany & Geography)
Engineering Advice & Services

☎ 041 581 2421 ✉ kurtw@easpe.co.za
☎ 060 631 6302 🌐 www.easgroup.co.za
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



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From: EAS Environmental <enviro@easpe.co.za>
Sent: Friday, May 9, 2025 9:44 AM
To: EAS Environmental <enviro@easpe.co.za>
Cc: Lea Jacobs <lea@easpe.co.za>; Kurt Wicht <kurtw@easpe.co.za>; Mongikazi Gxilishe <mongikazi@easpe.co.za>
Subject: NOTICE OF BASIC ASSESSMENT APPLICATION: PROPOSED GREATER GRABOUW HOUSING PROJECT – PORTION A OF RE/9/313 IN GRABOUW, THEEWATERSKLOOF LOCAL MUNICIPALITY, WESTERN CAPE - DEA Ref 16/3/3/6/1/E4/11/1069/25

Dear Interested and Affected Party

1

Please find attached a notification letter and background information document for your attention.

Engineering Advice and Services (EAS) have been appointed as the Environmental Assessment Practitioner (EAP) to undertake this application on behalf of the applicant, the Theewaterskloof Municipality.

The Theewaterskloof Local Municipality proposes to develop a housing project called the Greater Grabouw Housing Project. The Greater Grabouw Housing Project involves the planning and implementation of approximately 7000 households in the Grabouw area. Per the project's planning, Portion A of RE/9/313 has been identified as the next priority housing development area in the implementation of the housing project in the Western Cape. In total, Portion A of RE/9/313 is anticipated to provide 254 housing opportunities as well as open spaces. There are currently no formal existing internal roads and infrastructure on the proposed site. All services and infrastructure will be installed as new. Portion A of RE/9/313 is mainly uninvaded and largely vacant, with only a small portion of the land being used as an informal sports field on the western side of the site, as well as livestock pens.

In terms of the NEMA EIA Regulations, 2014: as amended by NEMA EIA Regulations (2017): GN 326 promulgated on 07 April 2017, under Chapter 5 of the National Environmental Management Act (as amended), you have been identified as an Interested and/or Affected Party (I&AP) for the above-mentioned project. This serves as notification that a Basic Assessment process is being conducted on behalf of the Applicant.

Please refer to the attached documents for additional information regarding the project and the process. The attached letter outlines the steps in the Basic Assessment and Public Participation Process that are to be followed. Please use the attached comment form and return via email or fax or register via our consultation website www.easemp.co.za. Please submit your request to register as an I&AP on or before 07 June 2025 for the Basic Assessment.

Kindly confirm receipt of this email.

Kind Regards

Kurt Wicht BSc (Botany & Geography)
Engineering Advice & Services

☎ 041 581 2421 ✉ kurtw@easpe.co.za
☎ 060 631 6302 🌐 www.easgroup.co.za
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



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From: Landile Litholi <LandileLi@twk.gov.za>
Sent: Monday, 12 May 2025 11:49
To: EAS Environmental
Cc: Lea Jacobs; Kurt Wicht; Mongikazi Gxilishe
Subject: RE: NOTICE OF BASIC ASSESSMENT APPLICATION: PROPOSED GREATER GRABOUW HOUSING PROJECT – PORTION A OF RE/9/313 IN GRABOUW, THEEWATERSKLOOF LOCAL MUNICIPALITY, WESTERN CAPE - DEA Ref 16/3/3/6/1/E4/11/1069/25

Thank you for the information.

Regards,

Landile Litholi, Pr.Techni Eng.

Head: Human Settlements Projects

Directorate: Economic Development and Planning

THEEWATERSKLOOF MUNICIPALITY

Head Office. 6 Plein Street, Caledon, 7230

Call Centre. 028 214 3300 | Emergency. 080 021 4730 | Email. landileli@twk.gov.za

Website. www.twk.gov.za | Follow us on Facebook, X, Instagram. @twkmun



Theewaterskloof
Municipality

From: Kurt Wicht
Sent: Friday, 30 May 2025 14:03
To: Fabion Smith; Noncedo Lesele
Cc: Coreen Rautenbach; Andiswa Sam; Mongikazi Gxilishe
Subject: RE: Proposed Greater Grabouw Housing Project
Attachments: 4 10 2 G40C Farm 313 prtn 9 RE Grabouw Caledon RD.pdf

Good Day Mr Smith

Thank you for your comments. You will be included in all further correspondence going forward.

Kind regards

Kurt Wicht BSc (Botany & Geography)
Engineering Advice & Services

☎ 041 581 2421 ✉ kurtw@easpe.co.za
☎ 060 631 6302 🌐 www.easgroup.co.za
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



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From: Fabion Smith <fsmith@bocma.co.za>
Sent: Friday, 30 May 2025 13:48
To: Kurt Wicht <kurtw@easpe.co.za>; Noncedo Lesele <nlesele@bocma.co.za>
Cc: Coreen Rautenbach <crautenbach@bocma.co.za>; Andiswa Sam <asam@bocma.co.za>
Subject: Proposed Greater Grabouw Housing Project

Dear Mr Wicht

Attached, the request to be registered as I&AP for the subject matter.

Once all the specialist studies and additional information are available, the BOCMA will then render comprehensive comment.

Kind regards
Fabion Smith
BOCMA
0233468000



Cnr Mountain Mill & East Lake Road, Worcester 6830, Private Bag X3033 Worcester 6849

Our Reference no: 4/10/2/G40C/Farm 313/9/RE Grabouw, Caledon RD

Date: 26 May 2025

Engineering Advice and Services (Pty) Ltd
P. O. Box 13867
Humewood
Port Elizabeth
7287

For Attention: K Wicht
Sir,

NOTICE OF BASIC ASSESSMENT APPLICATION: PROPOSED GREATER GRABOUW HOUSING PROJECT – PORTION A OF RE/9/313 IN GRABOUW, THEEWATERSKLOOF LOCAL MUNICIPALITY, WESTERN CAPE

With reference to your electronic submission of information dated 09/05/2025, supplemented by Engineering Advice and Service (Pty) Ltd notice letter and call for registration of I&APs, herewith the following:

1. The BOCMA would like to register as I&AP for the proposed project.
2. The BOCMA will render comprehensive comments once the specialist studies and additional information is made available.

Please be advised that the comment provided is in the interest of responsible water resource management. The BOCMA reserves the right to revise initial comments and request further information based on any additional information that might be received.

Please do not hesitate to contact this office if you have any further queries.

Please ensure to quote the above reference in doing so.

Yours faithfully,

A handwritten signature in black ink, appearing to read "J. van Staden".

JAN VAN STADEN
CHIEF EXECUTIVE OFFICER (ACTING)

From: Kurt Wicht
Sent: Monday, 09 June 2025 07:32
To: michelle nortier
Cc: EAS Environmental; Mongikazi Gxilishe; Lea Jacobs
Subject: RE: Registration of a I&AP Proposed Greater Grabouw Housing Project Portion A of RE/9/313

Hi Ms Nortier

You will be registered and included in all communication regarding the basic assessment process going forward.

Kind regards

Kurt Wicht BSc (Botany & Geography)
Engineering Advice & Services

☎ 041 581 2421 ✉ kurtw@easpe.co.za
☎ 060 631 6302 🌐 www.easgroup.co.za
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



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From: michelle nortier <michelle.reitron@gmail.com>
Sent: Monday, 09 June 2025 07:20
To: EAS Environmental <enviro@easpe.co.za>
Subject: Registration of a I&AP Proposed Greater Grabouw Housing Project Portion A of RE/9/313

Ms Jacobs please register me as a Interested& affected party please.

Michelle Nortier
Grabouw

From: Kurt Wicht
Sent: Wednesday, 11 June 2025 09:24
To: Maryke Andre; Lea Jacobs; EAS Environmental
Cc: Mongikazi Gxilishe
Subject: RE: Greater Grabouw Housing Project

Good Day Maryke

Your email is noted. We will register you as an I&AP and you will be notified going forward with regards to the Basic Assessment Application Process.

More information about the project will be made available in the Draft Basic Assessment Report which will go out for 30 days public participation, once we are at that stage.

Kind Regards

Kurt Wicht BSc (Botany & Geography)
Engineering Advice & Services

☎ 041 581 2421 ✉ kurtw@easpe.co.za
☎ 060 631 6302 🌐 www.easgroup.co.za
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



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From: Maryke Andre <maryke.andre@gmail.com>
Sent: Tuesday, 10 June 2025 17:17
To: Lea Jacobs <lea@easpe.co.za>; EAS Environmental <enviro@easpe.co.za>
Subject: Greater Grabouw Housing Project
Importance: High

Good afternoon Lea

I am so sorry that I missed the 7 June 2025 registration date. I just came across the information and downloaded the 'BID' from your website.

Please register me as a resident of Grabouw.
My address is 10 Appletiser Road, Grabouw.

Concerns:

1. I am concerned about the new services that will have to be provided by the municipality for this development. Is there anything more concrete like an official undertaking than just the statement of how it will be done in your BID? They are not even able to service the existing town let alone the informal settlement.
2. There is a lack of ensuring safety to the N2 road users and pedestrians. I fail to see how or why they will make provision for ensuring pedestrian and other road user safety when there is nothing done about the dangers posed by the informal settlement in this regard.

From: DEADP EIA Admin <DEADPEIAadmin@westerncape.gov.za>
Sent: Tuesday, 05 August 2025 05:30
To: Kurt Wicht
Subject: Re: Fw: 16/3/3/6/7/1/E4/11/1167/25 - PROPOSED GREATER GRABOUW HOUSING PROJECT – PORTION A OF RE/9/313 IN GRABOUW, THEEWATERSKLOOF LOCAL MUNICIPALITY, WESTERN CAPE
Attachments: 2191 - Application Cover Letter.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Dear Sir/Madam,

Thank you for your correspondence. The Directorate acknowledges its receipt.

Vriendelike Groete / Kind Regards / Ngomkhulu Umbuliso,

DEADP EIA ADMIN
Department of Environmental Affairs and Development Planning
Western Cape Government
Website: www.westerncape.gov.za/eadp



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FOR YOU

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Should you not be able to contact the numbers above, please call +27 (0)21 483 4091 between 07:30 - 16:00.

From: Kurt Wicht <kurtw@easpe.co.za>
Sent: Monday, 04 August 2025 16:26
To: DEADP EIA Admin <DEADPEIAadmin@westerncape.gov.za>; Marbe Coetzee <Marbe.Coetzee@westerncape.gov.za>; Dmitri C Matthews <Dmitri.Matthews@westerncape.gov.za>
Cc: Mongikazi Gxilishe <mongikazi@easpe.co.za>; Tess Parker <tessp@easpe.co.za>; Lea Jacobs <lea@easpe.co.za>
Subject: 16/3/3/6/7/1/E4/11/1167/25 - PROPOSED GREATER GRABOUW HOUSING PROJECT – PORTION A OF RE/9/313 IN GRABOUW, THEEWATERSKLOOF LOCAL MUNICIPALITY, WESTERN CAPE

Good Day

Please find the below dropbox link for the above-mentioned project.

<https://www.dropbox.com/scl/fo/iuo7og1k1bkuscfqzllfz/AKE469XUCCzHaca6clQUZcA?rlkey=nsniccnewdgh53gteeyvzuia3&st=kyw5z mh4&dl=0>

Kindly confirm receipt of this email and whether the documents were successfully downloaded.

We will await confirmation from your department that the Application submission is fully complete and successful before we submit the Draft BAR for comment.

Kind regards

Kurt Wicht BSc (Botany & Geography)
Engineering Advice & Services

☎ 041 581 2421 ✉ kurtw@easpe.co.za
☎ 060 631 6302 🌐 www.easgroup.co.za
📍 73 Heugh Rd, Walmer, Gqeberha, 6070



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From: DEADP EIA Admin <DEADPEIAadmin@westerncape.gov.za>
Sent: Tuesday, 19 August 2025 15:33
To: Kurt Wicht
Subject: Re: Fw: 16/3/3/6/7/1/E4/11/1167/25 - DBAR Submission - PROPOSED GREATER GRABOUW HOUSING PROJECT – PORTION A OF RE/9/313 IN GRABOUW, THEEWATERSKLOOF LOCAL MUNICIPALITY, WESTERN CAPE
Attachments: 2191 - DBAR Cover Letter.pdf

Dear Sir/Madam,

Thank you for your correspondence. The Directorate acknowledges its receipt.

Vriendelike Groete / Kind Regards / Ngomkhulu Umbuliso,

DEADP EIA ADMIN
Department of Environmental Affairs and Development Planning
Western Cape Government
Website: www.westerncape.gov.za/eadp



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Should you not be able to contact the numbers above, please call +27 (0)21 483 4091 between 07:30 - 16:00.

From: Kurt Wicht <kurtw@easpe.co.za>
Sent: Tuesday, 19 August 2025 15:11
To: DEADP EIA Admin <DEADPEIAadmin@westerncape.gov.za>; Marbe Coetzee <Marbe.Coetzee@westerncape.gov.za>; Dmitri C Matthews <Dmitri.Matthews@westerncape.gov.za>
Cc: Mongikazi Gxilishe <mongikazi@easpe.co.za>; Lea Jacobs <lea@easpe.co.za>; Tess Parker <tessp@easpe.co.za>
Subject: 16/3/3/6/7/1/E4/11/1167/25 - DBAR Submission - PROPOSED GREATER GRABOUW HOUSING PROJECT – PORTION A OF RE/9/313 IN GRABOUW, THEEWATERSKLOOF LOCAL MUNICIPALITY, WESTERN CAPE

Good Day

Please find the below dropbox link for the above-mentioned project.

<https://www.dropbox.com/scl/fo/9h4b1pda87yodaif67xo2/APhhtoqfQ94m8GvwtDnHswY?rlkey=1e1whf4oeonet4inl09khol7n&st=6kx91idx&dl=0>

Kindly confirm receipt of this email and whether the documents were successfully downloaded.

The DBAR will be sent out to all I&APs shortly for comment.

From: EAS Environmental <enviro@easpe.co.za>
Sent: Tuesday, 19 August 2025 15:25
To: EAS Environmental <enviro@easpe.co.za>
Cc: Lea Jacobs <lea@easpe.co.za>; Kurt Wicht <kurtw@easpe.co.za>; Mongikazi Gxilishe <mongikazi@easpe.co.za>
Subject: NOTICE OF DRAFT BASIC ASSESSMENT APPLICATION: PROPOSED GREATER GRABOUW HOUSING PROJECT –

2

PORTION A OF RE/9/313 IN GRABOUW, THEEWATERSKLOOF LOCAL MUNICIPALITY, WESTERN CAPE - DEA&DP Ref 16/3/3/6/7/1/E4/11/1167/25

CAUTION: This is an external email and may be malicious. Please take care when clicking links or opening attachments. If in any doubt, Report the Message.

Dear Interested and Affected Party

Please find attached a notification letter and information pertaining to the Draft Basic Assessment Report for your attention.

Engineering Advice and Services (EAS) have been appointed as the Environmental Assessment Practitioner (EAP) to undertake this application on behalf of the applicant, the Theewaterskloof Municipality.

The Theewaterskloof Local Municipality proposes to develop a housing project called the Greater Grabouw Housing Project. The Greater Grabouw Housing Project involves the planning and implementation of approximately 7000 households in the Grabouw area. Per the project's planning, Portion A of RE/9/313 has been identified as the next priority housing development area in the implementation of the housing project in the Western Cape. In total, Portion A of RE/9/313 is anticipated to provide 254 housing opportunities as well as open spaces. There are currently no formal existing internal roads and infrastructure on the proposed site. All services and infrastructure will be installed as new. Portion A of RE/9/313 is mainly uninhabited and largely vacant, with only a small portion of the land being used as an informal sports field on the western side of the site, as well as livestock pens.

In terms of the NEMA EIA Regulations, 2014: as amended by NEMA EIA Regulations (2017): GN 326 promulgated on 07 April 2017, under Chapter 5 of the National Environmental Management Act (as amended), you have been identified as an Interested and/or Affected Party (I&AP) for the above-mentioned project.

The attached letter serves to notify you that the draft Basic Assessment Report has been released for 30-day public comment period. The comment period commences on 19 August 2025, and will end on 19 September 2025. If you have previously registered and commented, please refer to the Comments and Responses Report available on the website: www.easemp.co.za.

To assist you in the submission of concerns we have included with this correspondence, a Locality map and a Comment Form. Further project information can be accessed through the website www.easemp.co.za. Should you have any queries or require additional information please contact Mr Kurt Wicht (kurtw@easpe.co.za).

Kindly confirm receipt of this email.

Kind Regards

Kurt Wicht BSc (Botany & Geography)
Engineering Advice & Services

☎ 041 581 2421 ✉ kurtw@easpe.co.za
☎ 060 631 6302 🌐 www.easgroup.co.za
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From: Vhengani Ligudu <VLigudu@bocma.co.za>
Sent: Monday, 15 September 2025 13:01
To: Kurt Wicht; EAS Environmental
Cc: Coreen Rautenbach; Noncedo Lesele
Subject: FARM 313/9/RE GRABOUW
Attachments: 4 10 2 G40C FARM 313 9 RE GRABOUW.pdf

Good day

Please find attached comments.

Kind regards

Ms Vhengani Ligudu
Designation: Water Use Officer



Tel: 023 346 8000 | Email vligudu@bocma.co.za
Corner Mountain Mill and East Lake Roads, Worcester, 6850 | Private BagX 3055, Worcester, 6850



ENQUIRIES: VHENGANI LIGUDU
REF: 4/10/2/G40C/FARM 313/9/RE, GRABOUW
DATE: 15/09/2025

Engineering Advise and Services (Pty) Ltd
P. O. Box 13867
Port Elizabeth
6013

Attention: Kurt Wicht

RE: NOTICE OF BASIC ASSESSMENT APPLICATION: PROPOSED GREATER GRABOUW HOUSING PROJECT: PORTION OF RE/9/313 IN GRABOUW, THEEWATERSKLOOF MUNICIPALITY, CALEDON DIVISION

With reference to the above-mentioned document received by this office with DEADP reference 16/3/3/7/1/E4/11/1167/25 on the 20/08/2025 requesting comments.

This office has reviewed the above-mentioned report and has the following comments:

1. All relevant sections and regulations of the National Water Act, 1998 (Act 36 of 1998) regarding water use must be adhered.
2. Please note that the proposed activities require authorisation in terms of the National Water Act, 1998 (Act 36 of 1998) before commencement of the water use activities:

The following water uses are triggered:

Section 21 (c) - impeding or diverting the flow of water in a watercourse
Section 21 (i) - altering the bed, banks, course or characteristics of a watercourse

3. Please note that this office has received application WU45113 for the proposed development. All water use-related matters will therefore be addressed as part of the authorisation process.
4. Please note that engaging in activity that triggers the National Water Act without authorisation is an offence and will result in the BOCMA taking legal action against the proponent in terms of Section 151 of the National Water Act, 1998 (Act 36 of 1998).
5. The disposal of sewage must at all times comply with the requirements of Sections 22 and 40 of the National Water Act of 1998, (Act 36 of 1998).
6. No stormwater runoff from any premises containing waste, or water containing waste emanating from industrial activities and premises may be discharged into a water resource. Polluted storm water must be contained.



This office reserves the right to amend and revise its comments as well as to request any further information.

The onus remains on the registered property owner to confirm adherence to any relevant legislation concerning the activities that might trigger and/or need authorization.

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

Yours faithfully

Liquidiwc

MR JAN VAN STADEN
CHIEF EXECUTIVE OFFICER (Acting)

From: DEADP EIA Admin <DEADPEIAadmin@westerncape.gov.za>
Sent: Friday, 19 September 2025 13:43
To: walterhe@twk.gov.za
Cc: Lea Jacobs; Andre Oosthuizen; johanvi@twk.org.za
Subject: RE: 16/3/3/1/E4/11/1062/25 - PORTION A OF REMAINDER OF PORTION 9 OF FARM NO. 313, GRABOUW
Attachments: 1062-25-DBAR Comment_Greater Grabouw housing.pdf

Dear Mr. W. Hendricks

Please find attached this Directorate's correspondence regarding Portion a of Remainder of Portion 9 of Farm No. 313, Grabouw.

Kind regards

DEADP EIA ADMIN

Department of Environmental Affairs and Development Planning

Western Cape Government

Website: www.westerncape.gov.za/eadp

Be 110% Green. Read from the screen.

REFERENCE: 16/3/3/1/E4/11/1062/25
DATE: 19 September 2025

The Municipal Manager
Theewaterskloof Municipality
6 Plein Street
CALEDON
7230

Attention: Mr. W. Hendricks

Tel.: (028) 214 3300
Email: Walterhe@twk.gov.za

Dear Sir

COMMENT ON THE DRAFT BASIC ASSESSMENT REPORT ("BAR") SUBMITTED IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT (ACT NO. 107 OF 1998) ("NEMA") ENVIRONMENTAL IMPACT ASSESSMENT REGULATIONS, 2014 (AS AMENDED) ("EIA") FOR THE PROPOSED GREATER GRABOUW HOUSING PROJECT – PORTION A OF REMAINDER OF PORTION 9 OF FARM NO. 313, GRABOUW

1. The draft BAR dated August 2025, as received by the Directorate: Development Management Region 1 (hereinafter referred to as "this Directorate") on 19 August 2025, refers.
2. Following review of the information submitted to this Department, the Department notes the following:
 - 2.1 The proposal entails the development of 254 housing opportunities, private open spaces, roads and associated infrastructure.
3. Departmental comments on the draft BAR:
 - 3.1 The Site Development Plan ("SDP") provided is very detailed and if the proposed development is approved, there may be amendments required during the implementation phase. It is therefore requested that a bubble map be used, that depicts the various components of the development and provides a Maximum number of units per bubble. This will avoid the requirement to amend any decisions that have been issued.
 - 3.2 The roles of the Environmental Control Officer ("ECO") and Independent Auditor are not clearly differentiated in the Environmental Management Programme ("EMPr"). These roles must be clearly described to avoid duplication or conflict of responsibilities. In this regard:
 - 3.2.1 The EMPr must reflect the ECO roles in terms of monitoring compliance with the EMPr during the construction phase. The frequency of compliance monitoring must be made clear for the construction phase, as well as the frequency for submitting the compliance monitoring reports (i.e. every two months).
 - 3.2.2 The external audit that must be conducted in terms of Regulation 34 of the EIA Regulation, 2014 (as amended) must be undertaken by an independent person other than the appointed ECO. The frequency of the external audits must be provided for in the EMPr.

4. The applicant Regulatory Requirements:
- 4.1 Proof of the notifications sent to registered I&APs for the commenting purposes must be included in the BAR.
 - 4.2 A dated photograph of erecting a site notice must be provided.
 - 4.3 Proof of placing an advertisement must be provided.
 - 4.4 Any new representations and comments received in connection with the application must be included in the BAR.
 - 4.5 Any new responses by the EAP to the aforementioned representations and comments must be tabulated in a comments and response report that must be included in the BAR.
 - 4.6 The minutes of any meetings held by the environmental assessment practitioner ("EAP") with I&AP's and other role players which record the views of the participants must be included in the BAR.
 - 4.7 Please be advised that the signed and dated applicant declaration is required to be submitted with the BAR during the formal application process to this Department for decision-making. It is important to note that by signing this declaration, the applicant is confirming that they are aware and have taken cognisance of the contents of the report submitted for decision-making. Furthermore, through signing this declaration, the applicant is making a commitment that they are both willing and able to implement the necessary mitigation, management and monitoring measures recommended within the report with respect to this application.
 - 4.8 In addition to the above, please ensure that the signed and dated EAP and specialist declarations are also submitted with the BAR during the formal application process for decision-making.
 - 4.9 You are furthermore reminded that the BAR must contain all the information outlined in Appendix 1 and 4 of the Environmental Impacts Assessment Regulations, 2014 (as amended).
5. Kindly quote the abovementioned reference number in any future correspondence concerning the proposed development.
6. This Department reserves the right to revise or withdraw its comments and request further information based on any information received.

Yours faithfully

Marbe
PP Coetzee

Digitally signed by
Marbe Coetzee
Date: 2025.09.19
13:00:10 +02'00'

HEAD OF COMPONENT

ENVIRONMENTAL IMPACT MANAGEMENT SERVICES: REGION 1

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

Cc to: (1) Ms. L. Jacobs (Engineering Advice and Services)
(2) Mr. A. Oosthuizen (DEA&DP: Development Facilitation)
(3) M. J. Viljoen (Theewaterskloof Municipality)

Email: lea@easpe.co.za

Email: Andre.Oosthuizen@westerncape.gov.za

Email: johanvi@twk.org.za

From: Leandra Knoetze <lknoetze@capenature.co.za>

Sent: Friday, 19 September 2025 16:24

To: EAS Environmental <enviro@easpe.co.za>

Subject: RE: NOTICE OF DRAFT BASIC ASSESSMENT APPLICATION: PROPOSED GREATER GRABOUW HOUSING PROJECT – PORTION A OF RE/9/313 IN GRABOUW, THEEWATERSKLOOF LOCAL MUNICIPALITY, WESTERN CAPE - DEA&DP Ref 16/3/3/6/7/1/E4/11/1167/25

2

Good afternoon, Kurt

I hope you are doing well.

I just wanted to inform you that I won't be able to provide you with CapeNature's comments today (for this application). I had multiple other deadlines, in person meetings and was on sick leave, and I am still trying to catch up! And I also only received this on the 26th of August.

I will provide you with our comments as soon as possible.

Kind regards

Leandra

Leandra Knoetze
Land Use Scientist | Central Landscape



Good Day Leandra

Just a friendly reminder about CapeNature comments.

I am on leave next week, however plan to submit FBAR the following week (6 – 10 October).

Would be great to receive comments by then so we can attend to them.

Kind Regards

Kurt Wicht Reg EAP BSc (Botany & Geography)
Engineering Advice & Services

☎ 041 581 2421 ✉ kurtw@easpe.co.za

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From: Kurt Wicht

Sent: Friday, 19 September 2025 16:33

To: 'Leandra Knoetze' <lknoetze@capenature.co.za>

Subject: RE: NOTICE OF DRAFT BASIC ASSESSMENT APPLICATION: PROPOSED GREATER GRABOUW HOUSING PROJECT – PORTION A OF RE/9/313 IN GRABOUW, THEEWATERSKLOOF LOCAL MUNICIPALITY, WESTERN CAPE - DEA&DP Ref 16/3/3/6/7/1/E4/11/1167/25

Good Day

Noted, thanks for letting us know. We are still awaiting DEA&DP comments.

We aim to submit FBAR by 10/10/2025.

Kind regards

Kurt Wicht Reg EAP BSc (Botany & Geography)
Engineering Advice & Services

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From: Leandra Knoetze <lknoetze@capenature.co.za>
Sent: Sunday, 05 October 2025 18:07
To: Kurt Wicht
Cc: Tess Parker; Mongikazi Gxilishe; Cherize Coetzee
Subject: RE: NOTICE OF DRAFT BASIC ASSESSMENT APPLICATION: PROPOSED GREATER GRABOUW HOUSING PROJECT – PORTION A OF RE/9/313 IN GRABOUW, THEEWATERSKLOOF LOCAL MUNICIPALITY, WESTERN CAPE – DEA&DP Ref 16/3/3/6/7/1/E4/11/1167/25
Attachments: RE_9_313_Erf_Housing_Grabouw_20251005.pdf

Good afternoon, Kurt

I hope you are doing well and had a nice holiday/time of rest!

Thank you for the opportunity to comment on the Proposed Greater Grabouw Housing Project – Portion A of RE/9/313 in Grabouw, Theewaterskloof Local Municipality, Western Cape – Draft Basic Assessment Report.

Please find attached CapeNature's comments and recommendations. Sorry that it's a bit late

Enjoy your week.

Kind regards
Leandra

Leandra Knoetze
Land Use Scientist | Central Landscape



CapeNature

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reference SSD14/2/6/1/7/4/RE/9/313_Housing_Grabouw
date 05 October 2025

Kurt Wicht
Engineering Advice and Services (Pty) Ltd
P.O. Box 13867
Humewood
Gqeberha
6013

By email: kurtw@easpe.co.za / enviro@easpe.co.za

Dear Mr Wicht

RE: The Proposed Greater Grabouw Housing Project – Portion A of RE/9/313 in Grabouw, Theewaterskloof Local Municipality, Western Cape – Draft Basic Assessment Report
DEA&DP Ref: 16/3/3/6/7/1/E4/11/1167/25

CapeNature would like to thank you for the opportunity to comment on the Draft Basic Assessment Report. Please note that our comments pertain primarily to impacts on biodiversity and not to the overall desirability of the project.

1. According to the South African Vegetation Map (2018), the area supports Kogelberg Sandstone Fynbos, a Critically Endangered vegetation type. However, the area seems to be disturbed by historical forestry, grazing, informal use (urban-related activities like a sports field, livestock pens, housing encroachment and waste dumping) and only a few patches of natural (degraded) vegetation remain.
2. The proposed site is situated within a Terrestrial Critical Biodiversity Area (CBA1) to the west, and CBA2: Degraded (to the east) according to the 2023 Biodiversity Spatial Plan (BSP). CBAs include areas that are usually, but not always in a natural condition that are required to meet biodiversity targets for species, ecosystems or ecological processes and ecological infrastructure. The terrestrial CBA is mapped due to the presence of the threatened vegetation type and for Water Resource Protection. It is essential that these areas are maintained in a natural or near-natural state, with no further loss of habitat and degraded areas should ideally be rehabilitated and only low-impact, biodiversity sensitive land uses are appropriate.

Furthermore, according to the 2017 BSP, the site is situated within an Ecological Support Area (ESA). The ESA mapping corresponds to the same area that's mapped as CBA2: Degraded in the 2023 BSP. ESAs play an important role in supporting the functioning of Critical Biodiversity Areas (CBAs) and are often vital for delivering ecosystem services. The ESA is mapped due to the Critically Endangered vegetation type, for Water Source Protection (Palmiet River) and Water recharge – it is essential that these areas are restored and/or managed to minimize impacts on ecological processes and ecological infrastructure functioning, especially soil and water-related services. Additionally, the site is located within a Strategic Water Source Area (SVWSA) for Surface water (Boland) and Groundwater (Southwestern Cape Ranges) and falls within the 5km buffer of the Hottentots-Holland Mountain Catchment Area (MCA) and Steenbras Nature Reserve, Protected Areas.

The Western Cape Nature Conservation Board trading as CapeNature

Board Members: Ms Marguerite Loubser (Chairperson), Prof Gavin Maneveldt (Vice Chairperson), Mr Tom Blok, Ms Reyhana Gani, Dr Collin Johnson, Ms Ayanda Mvundaba, Prof Nicolaas Olivier, Ms Chwayila Shude-Mareka, Dr Razeena Omar

3. The Botanical Impact Assessment indicates that Environmental Screening Tool showed that the site has a Medium Plant Species Theme sensitivity and a Very High sensitivity for Terrestrial Biodiversity due to the presence of CBAs, ESAs, SVSAs and the Threatened Ecosystem (Kogelberg Sandstone Fynbos). The site is bordered by a township (Snake Park) to the northern and western sides, degraded fynbos on the eastern side and the N2 on the southern side – no Species of Conservation Concern (SCCs) were found onsite; however, a fair number of alien species were recorded on and around the proposed site. Even though the majority of the site was found to be disturbed, the Botanical Specialist still indicated that there are areas (to the east of the site) that has a Medium Botanical Site Ecological Importance (SEI) and seeing that the area falls within a CBA and consists of a Critically Endangered vegetation type, the degraded Fynbos patch of medium SEI/significance is incorporated into the open space zone. We agree with this mitigation measure, however, please can you clarify how these degraded patches will be protected or conserved during the construction and once the construction is completed. How will you ensure that new livestock pens, or waste dumping does not occur within this area?
4. According to the Aquatic Impact Assessment the site has a Very High Aquatic Biodiversity sensitivity. Although no wetlands were identified in the immediate vicinity of the development site, the Aquatic Specialist identified an Ephemeral Drainage Line (EDL) on the western side of the site, which flows towards the Palmiet River approximately 1.3 km downstream. Although the EDL was found to be in a Seriously Modified Present Ecological State (PES) with Low Ecological Importance Sensitivity (EIS), it was recognized as a potential conduit for water and pollutants to the highly sensitive Palmiet River. The Palmiet River is classified as Endangered, Poorly Protected and of Very High Ecological Importance and Sensitivity (SEI) and is designated as a Critical Biodiversity Area (CBA) and Phase 2 Freshwater Ecosystem Priority Area (FEPA). Given this ecological context, the need to prevent any further degradation to the EDL – that might impact the Palmiet River was emphasized (especially in terms of water quality and invasive species spread). We therefore agree with the recommended 15 m ecological protection buffer around the EDL to avoid all direct disturbance to the watercourse.
5. We agree with the mitigation measures and recommendations set out in the Aquatic Impact Assessment, Botanical Impact Assessment and Environmental Management Programme (EMPr) to minimize the impacts of the proposed development on the receiving environment and ensure that the environment is not unnecessarily damaged. These mitigation measures must be included as conditions of authorization. The mitigation measures of high importance are:
 - a. The development/construction footprint must be demarcated prior to any vegetation clearing or construction activities to ensure that no unnecessary loss of remaining natural vegetation takes place. Cleared vegetative material (and existing waste from dumping and livestock pens) must not be dumped anywhere other than an approved waste disposal site. Furthermore, all areas outside of the development footprint - especially the areas containing natural vegetation (zoned for Open Space) and buffer areas should be considered No-Go areas. A designated area should be allocated for stockpiling of removed material – this area should not be within No-Go areas or within the 15m ecological buffer around the EDL.
 - b. All reasonable measures should be taken to limit erosion and sedimentation due to the construction/clearing activities. Where erosion and/or sedimentation occurs, rectification should be carried out in accordance with details specified by the ECO and any erosion channels developed during the initial clearing or due to construction activities must be backfilled and compacted. Additionally, construction work, particularly work close to the EDL, must as far as possible be restricted to the dry, summer season. Disturbed areas within the 15 m ecological buffer must be rehabilitated once construction activities have ceased with appropriate indigenous vegetation.
 - c. The vegetation adjacent to and within the Open Space and No-Go (buffer) areas must be monitored continuously, post construction to ensure that no exotic or invasive species establish or spread from the disturbed and cleared areas or from the surrounding areas into the Open Space. This must be undertaken by a suitably qualified ecologist (Botanist or Ecologist) – to ensure that the correct Alien Invasive Plant species are identified and

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removed. And any Invasive Alien plants encountered must be removed and disposed of in an appropriate manner and an approved disposal site.

6. Stormwater quality management is of high importance to prevent further degradation of the nearby Palmiet River and should incorporate litter and sediment traps. We recommend that the mitigation measures of the Environmental Management Programme (EMPr) for Stormwater Management are strictly adhered to and that a Stormwater Management Plan is compiled – which includes energy dissipation and erosion protection at stormwater outlets, and rehabilitation of erosion, as well as disturbed areas with indigenous vegetation. Stormwater management must be addressed both in terms of flooding and pollution potential; no stormwater runoff from any premises containing waste (like cement), or water containing waste emanating from activities and premises may be discharged into a water resource – polluted stormwater must be contained. Furthermore, please clarify where the stormwater pond for detention and regulation of stormwater outflow (Page 26 – DBAR) will be located, because the Site Development Plan indicates that it will be located within the area zoned for Open Space, which means that the area (hectares) for Open Space will be less and more area would be lost to the development.
7. We recommend that a suitably qualified Environmental Control Officer (ECO) is appointed to ensure that all the mitigation measures of the EMPr, Botanical Impact Assessment and Aquatic Impact Assessment are implemented and adhered to, especially the mitigation measures pertaining to trenching and stockpiling activities. Additionally, ensuring that the no-go areas (ecological buffer around the EDL and remaining natural vegetation within the open space) are avoided and that the water quality impacts during construction and development of the site are kept to a minimum.
8. According to the Draft Basic Assessment Report (DBAR), the 6.4 ha site will be subdivided to create 254 subsidy housing units (Single Residential Zone 2), an open space erf (2.42 ha) for recreation and ecological protection, and an internal public road network (Transport Zone 2). Please can you clarify what the area is currently zoned as and ensure that the applicant has applied for the correct permission/rezoning of the area before any construction commence – subdivision of the property might require a separate Land Use Planning Application (LUPA). Furthermore, the Executive Summary and Page 74 speak of Continuous monitoring and adaptive management strategies to address unforeseen impacts, more specifically Page 74 states “It is assumed that continuous monitoring will be carried out as planned and that any deviations or unforeseen impacts will be promptly addressed”. Please can you clarify what this continuous monitoring entails, as well as what methods and timelines would be followed for the monitoring.

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

Yours sincerely



Leandra Knoetze

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