

SUMMARY OF THE PUBLIC PARTICIPATION PROCESS

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

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

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

Adverts were placed in the Swartland Gazette on 3 July 2018

The notice boards were placed on site from 03 July 2018.

The Pre-Application Consultative Basic Assessment Report was sent to the following key Departments:

1. CapeNature
2. DEA&DP: Pollution Management
3. DEA&DP: Waste Management
4. DEA&DP: Development Management
5. Department of Water and Sanitation
6. Heritage Western Cape
7. West Coast District Municipality
8. Swartland Municipality
9. Department of Transport and Public works

Notices must still be sent to identified owners and occupiers of land adjacent to the site where the activity is undertaken. The notice will requested them to register as Interested and Affective Parties (I&APs) and invited them to provide written comments together with the above reference number, their name, contact details and an indication of any direct business, financial, personal or other interest which they have in the application to the contact person indicated below within 30 days from the date of this notice. The notice also requested the owner to inform all persons residing on the property.

STEPS TAKEN TO NOTIFY POTENTIALLY INTERESTED AND AFFECTED PARTIES

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

Potential I&APs will be notified about the project by:

1. Fixing a notice board at the boundary of the site in compliance with the Regulations. All relevant and required information was displayed on the notice board.

The notice board contained the following minimum information (Size of Board 70 x 50 cm):

- how to register as an interested and affected party;
- the manner in which representations on the application may be made;
- where further information on the application or activity can be obtained; and
- the contact details of the person(s) to whom representations may be made.
- The fact that the public participation process had commenced, that a basic assessment process will be followed, the dates within which they can register or send comments and what the proposed activity constituted, was displayed.

Photos of the notice board are included below. The notice board was placed on site on 03 July 2018.



Site notice photo dated 03 July 2018.



Site notice photo dated 03 July 2018.

2. Giving written notice to owners and occupiers of land adjacent to the site where the activity is to be undertaken, the municipal councillor of the ward within which the site is located, the local municipality and those organs of state having jurisdiction in respect of any aspect of the project as required by the Regulations.
3. Placing an advertisement in a local newspaper in compliance with the Regulations.
4. Lists of Identified and Registered Interested and Affected Parties.

This section of the report is included in compliance with the Regulations. This list includes the potential as well as the registered Interested and Affected Parties. The list of parties who were identified as potential I&APs as per the requirements of the Regulations and the list of parties who requested registration as an I&AP, and who are registered on the I&AP database for the project as required in terms of the Regulations were included. A Comments and Response Report from registered I&AP's will be included.

5. Workshop with Key Role players
No workshops were held.

COPY OF NOTICE OT NEIGHBOURS

PUBLIC PARTICIPATION PROCESS

**AT DARLING GREEN ESTATE ON FARM 4401, DARLING, MALMESBURY DISTRICT
DEA&DP REFERENCE NO: 16/3/3/6/7/1/F5/5/2097/18**

Notice is given of the public participation process commenced by the At Darling Green Estate for the proposed development of 9 (1 ha stand) = 9ha, 20 (0.5 ha stand) = 10ha, 30 (0.25 ha stand) = 7.5ha, 30 (0.125 ha stand) = 3.75ha, Crafters village (100-130 units), Food and craft market, Open space erf, and roads and services with an total development footprint of 66ha.

Location

On the eastern edge of Darling alongside the approach road from Malmesbury/Atlantis (north side).

Listed Activities as per NEMA EIA Regulations, 2014 (as amended 2017)

Activity No(s):	Provide the relevant Basic Assessment Listed Activity(ies) as set out in Listing Notice 1 (GN No. R. 983) 4 Dec 2014 (as amended by GN 327 on 7 April 2017)
9	The development of infrastructure exceeding 1 000 metres in length for the bulk transportation of water or storm water- (i) with an internal diameter of 0,36 metres or more; or (ii) with a peak throughput of 120 litres per second or more; excluding where- (a) such infrastructure is for bulk transportation of water or storm water or storm water drainage inside a road reserve or railway line reserve; or (b) where such development will occur within an urban area.
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 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 (c) which is 1 kilometre or shorter.
28	Residential, mixed, retail, commercial, industrial or institutional development;

	<p>where such land was used for agriculture, game farming, equestrian purposes afforestation on or after 01 April 1998 and where such development:</p> <p>(i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or</p> <p>(ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare;</p> <p>excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.</p>
Activity No(s):	Provide the relevant Basic Assessment Listed Activity(ies) as set out in Listing Notice 3 (GN No. R. 985) 4 Dec 2014 (as amended by GN 324 on 7 April 2017)
NA	
Activity No(s):	Provide the relevant Scoping and EIR Listed Activity(ies) as set out in Listing Notice 2 (GN No. R. 984 as amended by GN325) 4 Dec 2014 (as amended by GN325 on 7 April 2017)
	NA

Exemption: No application for any exemption is sought.

Opportunity to participate: Interested and Affected Parties are invited to register interest within the process, or provide written comments to Eco Impact within 30 days of this notice. The project title and reference nr, your full name, contact details, plus indication of any direct business, financial, personal or other interest you may have in this application must please be provided and fully described.

All landowners, please inform all residents on your property of this notice please.

Contact:

Environmental Assessment Practitioner – Nicolaas Hanekom
Eco Impact
PO Box 45070, Claremont, 7735
Tel: 021 671 1660
Email: admin@ecoimpact.co.za

DATE: 03 JULY 2018

COPY OF NOTICE ERECTED ON SITE

PUBLIC PARTICIPATION PROCESS

**AT DARLING GREEN ESTATE ON FARM 4401, DARLING, MALMESBURY DISTRICT
DEA&DP REFERENCE NO: 16/3/3/6/7/1/F5/5/2097/18**

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Activity No(s):	Provide the relevant Basic Assessment Listed Activity(ies) as set out in Listing Notice 1 (GN No. R. 983) 4 Dec 2014 (as amended by GN 327 on 7 April 2017)
9	The development of infrastructure exceeding 1 000 metres in length for the bulk transportation of water or storm water- (i) with an internal diameter of 0,36 metres or more; or (ii) with a peak throughput of 120 litres per second or more; excluding where- (a) such infrastructure is for bulk transportation of water or storm water or storm water drainage inside a road reserve or railway line reserve; or (b) where such development will occur within an urban area.
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 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 (c) which is 1 kilometre or shorter.
28	Residential, mixed, retail, commercial, industrial or institutional developments

	<p>where such land was used for agriculture, game farming, equestrian purposes afforestation on or after 01 April 1998 and where such development:</p> <p>(i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or</p> <p>(ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare;</p> <p>excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes.</p>
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NA	
Activity No(s):	Provide the relevant Scoping and EIR Listed Activity(ies) as set out in Listing Notice 2 (GN No. R. 984 as amended by GN325) 4 Dec 2014 (as amended by GN325 on 7 April 2017)
	NA

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Contact:

Environmental Assessment Practitioner – Nicolaas Hanekom
Eco Impact
PO Box 45070, Claremont, 7735
Tel: 021 671 1660
Email: admin@ecoimpact.co.za

DATE: 03 JULY 2018

COPY NOTICE PUBLISHED IN NEWSPAPER

Leerders help die sentrum weer blom

Vyf leerders van Paul Roos Gimnasium in Stellenbosch het by die Dahlia-sentrum in Wesbank kom hand bysit.

Erhardt Degenaar, Jaco Prins, Heinrich Truter, Frantz du Raan en Krige van der Vyver, almal graad 10-leerders, het gewapen met grawe, harkke, besems en skoonmaakmiddels die Dahlia-sentrum opgeknap.

Dié sentrum bied slagoffers van huishoudelike geweld nie net skooling en hulp waar nodig nie, maar rus hulle ook toe met vaardighede om hul eie inkomste te verdien.

"Ons probeer almal help wat aan ons deur klop, maar ons kan dit nie alleen doen nie," sê Cynthia Slingers, Dahlia-sentrumbestuurder.

"Die sentrum is grootliks afhanklik van die gemeenskap se hulp om sy dag tot dag take te verrig. Dus is ons dankbaar vir die leerders van Paul Roos Gimnasium wat ons kom help het," voeg sy by.

Een van die leerders se ma wat hulle na die sentrum voorgesel het, Carmen Degenaar, se seun Erhardt het die Dahlia-sentrum voorgestel as deel van hul klas se gemeenskapsprojek.

"Die leerders moet 10 uur gemeenskapsdiens as deel van 'n skoolprojek doen. Erhardt se suster, Claudia, het hom as kind aan die sentrum voorgesel. Claudia was ambassadeur van dié sentrum," sê sy.

Erhardt is ook nou 'n ambassadeur vir die Dahlia-sentrum en sê: "Ek het hier gesien hoe kinders by hul omstandighede kan aanpas en steeds die beste van hul



Die kinders van Dahlia-sentrum help Erhardt Degenaar en Heinrich Truter om die tuin netjies te maak.

lewe probeer maak." Hy sê hy het glad nie verwag dat die kinders van die sentrum ook sal inspring om Dahlia-sentrum mooi te maak nie.

"Wat my veral opgeval het, is die kinders se goeie maniere en dat hulle vol grappies is en heeltyd lag. Ek het ook gesien hoeveel talente die kinders het ná ons tyd met hulle deurgebring het. Dit was 'n baie opwindende en lekker dag en het al my verwagtinge oortref. Ek sal graag weer Dahlia toe gaan om tyd saam met my nuwe vriende deur te bring," sê hy.

Ná die opruimingsessie het die PRG-leerders die kinders met 'n middagete, lekkernye, gesigverf en speletjies bederf.

In die Landdroshof vir die distrik van MOORREESBURG gehou te MOORREESBURG

Saak nr. 69/16

In die saak tussen: MACSTEEL SERVICES CENTRES SA (PTY) LTD EGER en WH SWANEPOEL 1/4 CS STAAL VERVEERDER

KENNISGEWING VAN GEREDELIKE VERKOPING

Ter uitvoering van 'n Lastbrief vir Eksekusie, uitersik in die bogemelde aksie, sal die ongemelde goedere per openbare veiling te koop aangebied word op DONSDAG, 19 JULIE 2018 om 10:00 te BALJUKANTOR, MEULSTRAAT 4, MOORREESBURG aan die hoogste bieder:

1 x HARLEY DAVIDSON MOTORCYCLE CEA407 SINGLE AXLE 12 TON TRAILOR CEA 4562

TERME: KONTANT (winny vooraf gemaak)

GEDATEER te MOORREESBURG op 20 JUNIE 2018.

ROUXEN VANDYK Eerste Prokureur HOOFSTRAAT 42/POSBUS 4 MOORREESBURG, 7310 tel: JVD/9818

IN DIE LANDDROSHOF VIR DIE DISTRIK VAN MALMESBURY GEHOU TE MALMESBURY

SAAK NR.: 957/2015

In die saak tussen: HOÏRSKOOI SWARTLAND VONNISSKULDEISER en MNR LEON MARIUS SLABBER VONNISSKULDENAAR

GEREGEELIKE VEILING

KENNIS GESKIED HIERMEE dat ingevolge 'n uitspraak van bogemelde Agbare Hof die volgende goedere in Eksekusie verkoop sal word te die Baljusstoor, 51 Johnstraat 11, Malmesbury op 18 Julie 2018 om 10:00.

1 x ISUZU BAKKIE (CEA 2370)

GEDATEER te MALMESBURY hierdie 3de dag van JULIE 2018

DU PLESSIS & MOSTERT Prokureurs vir Vonnisculdeiser Piet Retiefstraat 13 MALMESBURY (Verwysing: JPF/m/HS(13)10)

PUBLIC PARTICIPATION PROCESS

AT DARLING GREEN ESTATE ON FARM 4401, DARLING, MALMESBURY DISTRICT DEA&DP

REFERENCE NO: 16/3/3/6/7/1/F5/5/2097/18

Notice is given of the public participation process commenced by the At Darling Green Estate for the proposed development of 9 (1 ha stand) = 9ha, 20 (0.5 ha stand) = 10ha, 30 (0.25 ha stand) = 7.5ha, 30 (0.125 ha stand) = 3.75ha, Crafters village (100-130 units), Food and craft market, Open space erf, and roads and services with an total development footprint of 66ha.

Location: On the eastern edge of Darling alongside the approach road from Malmesbury/Atlantis (north side).

Listed Activities: GNR327 Listing Notice 1 – Listed Activities: 9; 24 and 28

Exemption: No application for any exemption is sought.

Opportunity to participate: Interested and Affected Parties are invited to register interest within the process, or provide written comments to Eco Impact within 30 days of this notice. The project title, your full name, contact details, plus indication of any direct business, financial, personal or other interest you may have in this application must please be provided and fully described.

Contact: Nicolaas Hanekom PO Box 45070, Claremont, 7735 Tel: 021 671 1660 Cell: 072 240 3092 Email: admin@ecoimpact.co.za

eco impact Environmental Health & Safety Legal Consulting

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24L - **R89** **SAVE R25**
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Errors and omissions excluded. We reserve the right to limit quantities.

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PROOF OF POSTAGE / DELIVERY/E-MAIL

MAILING LIST – NOTICES TO NEIGHBOURS

AT DARLING GREEN ESTATE

Erf – RE/3778
Darling Golf & Country Estate
Postbus 1321
Darbarville
7551

REGISTERED LETTER
Postbus 1321, Darling Golf & Country Estate
Darbarville 7551, 021 522 11 00
RC:3206286ZA
CUSTOMER COPY 3010287

Erf – RE/551
Swartland Municipality
Private Bag X 52
Malmesbury
7299

REGISTERED LETTER
Postbus 52, Swartland Municipality
Private Bag X 52, Malmesbury 7299
Darbarville 7551, 021 522 11 00
RC:3206286ZA
CUSTOMER COPY 3010288

Erf 3549
Ronbel 113 CC
P.O. Box 221
Malmesbury
7299

REGISTERED LETTER
Postbus 221, Ronbel 113 CC
Malmesbury 7299, 021 522 11 00
RC:3206270ZA
CUSTOMER COPY 3010289

Erf 3553
Ronbel 113 CC
P.O. Box 221
Malmesbury
7299

REGISTERED LETTER
Postbus 221, Ronbel 113 CC
Malmesbury 7299, 021 522 11 00
RC:3206280ZA
CUSTOMER COPY 3010291

Erf 3555
TSP Beleggings Trust
P.O. Box 38
Malmesbury
7299

REGISTERED LETTER
Postbus 38, TSP Beleggings Trust
Malmesbury 7299, 021 522 11 00
RC:3206240ZA
CUSTOMER COPY 3010291

Erf 3557
Berrisford CD
9 Windsor Avenue
Diep River
7800

REGISTERED LETTER
Postbus 9, Berrisford CD
9 Windsor Avenue, Diep River 7800
Darbarville 7551, 021 522 11 00
RC:3206250ZA
CUSTOMER COPY 3010291

Erf 3550
Hassom A
19A Sir Alfred Avenue
Lansdown
7780

REGISTERED LETTER
Postbus 19A, Hassom A
19A Sir Alfred Avenue, Lansdown 7780
Darbarville 7551, 021 522 11 00
RC:3206247ZA
CUSTOMER COPY 3010291

Erf – RE/401
Wilfred Duckit & Son CC
P.O. Box 141
Darling
7345

REGISTERED LETTER
Postbus 141, Wilfred Duckit & Son CC
Darling 7345, 021 522 11 00
RC:3206270ZA
CUSTOMER COPY 3010291

Erf 2251 (Darling Golf Club)
Swartland Municipality
Private Bag X52
Malmesbury
7299

REGISTERED LETTER
Postbus 52, Swartland Municipality
Private Bag X52, Malmesbury 7299
Darbarville 7551, 021 522 11 00
RC:3206270ZA
CUSTOMER COPY 3010291

ERF 3552
Parsons PJ
18 Long Street
Darling
7345

REGISTERED LETTER
Postbus 18, Parsons PJ
18 Long Street, Darling 7345
Darbarville 7551, 021 522 11 00
RC:3206282ZA
CUSTOMER COPY 3010291

Erf 3554
Hawtrej H&P
30 Orion Way
Phoenix
7441

REGISTERED LETTER
Postbus 30, Hawtrej H&P
30 Orion Way, Phoenix 7441
Darbarville 7551, 021 522 11 00
RC:3206240ZA
CUSTOMER COPY 3010291

Erf 3556
Smith TJ
P.O. Box 295
Yzerfontein
7351

REGISTERED LETTER
Postbus 295, Smith TJ
P.O. Box 295, Yzerfontein 7351
Darbarville 7551, 021 522 11 00
RC:3206210ZA
CUSTOMER COPY 3010291

Erf 3558
Engelbrecht Family Trust
P.O. Box 282
Darling
7345

REGISTERED LETTER
Postbus 282, Engelbrecht Family Trust
P.O. Box 282, Darling 7345
Darbarville 7551, 021 522 11 00
RC:3206240ZA
CUSTOMER COPY 3010291

Erf 3551
Cristallides CB & D
85 Bloem Street
Goodwood
7460

REGISTERED LETTER
Postbus 85, Cristallides CB & D
85 Bloem Street, Goodwood 7460
Darbarville 7551, 021 522 11 00
RC:3206240ZA
CUSTOMER COPY 3010291

CLAREINCH 7740
Post Office 40
12 JUL 2018
FOLIO 2
14

14
Eco Impact
P.O. Box 45070
CLAREMONT
7735
WkwHof

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

STAKEHOLDER	CONTACT PERSON	TELEPHONE	FAX NUMBER	EMAIL ADDRESS
Swartland Local Municipality Private Bag X52 Malmesbury 7299	Municipal Manager, Mayor & WC	022 433 2246	022 487 9440	swartlandmun@swartland.org.za
West Coast District Municipality PO Box 242 Moorreesburg 7380	Municipal Manager, Mayor & WC Ms D Kotze	022 433 8700	086 692 6113	westcoastdm@wcdm.co.za dkotze@wcdm.co.za
CapeNature Private Bag X5014 Stellenbosch 7599	Alana Duffell-Canham	021 866 8000	021 866 1523	aduffell-canham@capenature.co.za
DEA&DP: Pollution Management Private Bag X9086 Cape Town 8000	Ms. W Kloppers /	021 483 2752	021 483 3254	Wilna.kloppers@westerncape.gov.za
DEA&DP: Waste Management Private Bag X9086 Cape Town 8000	Mr. Eddie Hanekom	021 483 2728	021 483 4425	ehanekom@westerncape.gov.za
Department of Water & Sanitation Private Bag X16 Sanlamhof 7532	D Daniels / N.Ndobeni	021 941 6189	086 585 6935	danielsd@dwa.gov.za ndobenin2@dwa.gov.za
Heritage Western Cape Private Bag X9067 Cape Town 8000	Waseefa Dhansay	021 483 9533	021 483 9842	Waseef.dhansay@westerncape.gov.za
DEA&DP: Development Management	Rondine Isaacs	021 483 4098	021 483 4372	-

Department of Agriculture Private Bag X1 Elsenburg 7606	Brandon Layman/Cor van der Walt	021 808 5099	021 808 5092	brandonl@elsenburg.co.za LandUse.Elsenburg@elsenburg.com
Department of Transport and Public works	Ms Grace Swanepoel	021 483 4669		Grace.Swanepoel@westerncape.gov.za

NEIGHBOURS (OWNERS & OCCUPIERS OF PROPERTY ADJACENT TO THE PROPOSED DEVELOPMENT SITE)

Erf – RE/3778
Darling Golf & Country Estate
Postbus 1321
Durbanville
7551

Erf – RE/551
Swartland Municipality
Private Bag X 52
Malmesbury
7299

Erf 3549
Ronbel 113 CC
P.O. Box 221
Malmesbury
7299

Erf 3553
Ronbel 113 CC
P.O. Box 221
Malmesbury
7299

Erf 3555
TSP Beleggings Trust
P.O. Box 38
Malmesbury
7299

Erf 3557
Berrisford CD
9 Windsor Avenue
Diep River
7800

ERF 3550
Hassom A
19A Sir Alfred Avenue
Lansdown
7780

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

STAKEHOLDER	CONTACT PERSON	TELEPHONE	FAX NUMBER	EMAIL ADDRESS
Swartland Local Municipality Private Bag X52 Malmesbury 7299	Municipal Manager, Mayor & WC	022 433 2246	022 487 9440	swartlandmun@swartland.org.za
West Coast District Municipality PO Box 242 Moorreesburg 7380	Municipal Manager, Mayor & WC Ms D Kotze	022 433 8700	086 692 6113	westcoastdm@wcdm.co.za dkotze@wcdm.co.za
CapeNature Private Bag X5014 Stellenbosch 7599	Alana Duffell-Canham	021 866 8000	021 866 1523	aduffell-canham@capenature.co.za
DEA&DP: Pollution Management Private Bag X9086 Cape Town 8000	Ms. W Kloppers /	021 483 2752	021 483 3254	Wilna.kloppers@westerncape.gov.za
DEA&DP: Waste Management Private Bag X9086 Cape Town 8000	Mr. Eddie Hanekom	021 483 2728	021 483 4425	ehanekom@westerncape.gov.za
Department of Water & Sanitation Private Bag X16 Sanlamhof 7532	D Daniels / N.Ndobeni	021 941 6189	086 585 6935	danielsd@dwa.gov.za ndobenin2@dwa.gov.za
Heritage Western Cape Private Bag X9067 Cape Town 8000	Waseefa Dhansay	021 483 9533	021 483 9842	Waseef.dhansay@westerncape.gov.za

Department of Transport and Public works	Ms Grace Swanepoel	021 483 4669		Grace.Swanepoel@westerncape.gov.za
DEA&DP: Development Management	Rondine Isaacs	021 483 4098	021 483 4372	-
Department of Agriculture Private Bag X1 Elsenburg 7606	Brandon Layman/Cor van der Walt	021 808 5099	021 808 5092	brandonl@elsenburg.co.za LandUse.Elsenburg@elsenburg.com

TABLE 3: LIST OF REGISTERED INTERESTED AND AFFECTED PARTIES

STAKEHOLDER	CONTACT PERSON	TELEPHONE	FAX NUMBER	EMAIL ADDRESS
Owner: Aloe Cottage, Darling	Paul Martin	083 400 1666		paul@aloedarling.co.za
Denver Abrahams	Denver Abrahams	061 831 7227		Abrahamsd616@gmail.com
Dr. Gavin Weston	Dr. Gavin Weston			kingman@cornergate.com
The Darling Black Business Forum	Ashwin Lewis	072 725 1310		ashwinlewis@yahoo.com
Ninon Halvorsen	Ninon Halvorsen	083 289 2086		
Darling Wild Flower Society	Charles Duckitt			charlesduckitt0@gmail.com
Cape West Coast Biosphere	Karin Otto	022 125 0050	086 662 6818	conservationoffice@capebiosphere.co.za
Botanical Society of S.A.	Con Meyer	082 927 6225		conmeyer@megaserve.net
Launce May	Launce May	083 556 0103		launce@mottech.co.za
Cape Country Properties	Lydia Jones			lydia@capecountryproperties.co.za
Darling Tourism	Dianne le Roux			info@darlingtourism.co.za
DorpKoerant	Peter Hall			peter@dorpskoerant.co.za
Charlot Lesch	Charlot Lesch			charlotte@diecourant.co.za
Jannie Engelbrecht	Jannie Engelbrecht			darling2@retail.spar.co.za
Charles Withington	Charles Withington			charles@darlingwine.co.za
Jennifer Deverson	Jennifer Deverson			jenniferdeverson@gmail.com
Mario Pepino & Deon Burger	Mario Pepino & Deon Burger			ma.pepino@gmail.com

Rojean Jacobs	Rojean Jacobs			rojeanjacobs19880318@gmail.com
Dominique Williams	Dominique Williams			dominiquew327@gmail.com
Shaun Parson	Shaun Parson			shaunsparson@gmail.com
Erika French	Erika French			erika@frenchdesign.co.za
Janice Barrett	Janice Barrett			Janiceb@mweb.co.za
Wilhelm Geldenhuys	DCore			info@dcore.co.za

TABLE 4: COMMENTS & RESPONSES REPORT FOR REGISTRATION PHASE AND PRE-APPLICATION BAR

STAKEHOLDER / I&AP	DATE	COMMENT	RESPONSE
<p>Cape Country Properties Att: Lydia Jones lydia@capecountryproperties.co.za</p>	<p>13/07/2018</p>	<p>I respond to your invitation to register for public participation in the above process. Please as - background – send us as much information, - or sources to information – as possible with regards to this project and its vision and proposed implementation. I am – The Reverend Lydia Juliana-Jones – Retired Priest in the Diocese of Saldanhabay. And also an Intern at Cape Country Properties – where the Principal is Ms Dot Haddad – Copied above. I am on 0795238055 – Dot is on 0836002441 and our office number is 022 492 2902. I am interested as a neighbour on the opposite side of the Malmesbury Road from this development. I am interested as a Darlingite with keen concerns for our wild flower reserves. I am interested as an Intern in the longest standing (18years) Real Estate firm which works only in Darling and immediate surrounds..... see www.capecountryproperties.co.za. Thank you for this opportunity – and we look forward to receiving your response.</p>	<p>Noted. You have been registered and an email with a link to the application documents was send to access the documents on Eco Impact’s website for a 30 day comment period.</p>
<p>Darling Tourism Att: Dianne le Roux info@darlingtourism.co.za</p>	<p>18 July 2018</p>	<p>Kindly register Darling Tourism as an interested and affected party regarding the Darling Green Estate on Farm 4401. We are the tourism body for Darling and would like to be kept up to date with progress on this development, please and correspondence could be address to myself.</p>	<p>Noted. You have been registered and an email with a link to the application documents was send to access the documents on Eco Impact’s website for a 30 day comment period.</p>
<p>Janice Barrett</p>	<p>03/09/2018</p>	<p>I would like to register as an interested and affected party for:</p>	<p>Noted.</p>

Darling Green Estate: 16/3/3/6/7/1/F5/5/20097/18

Janice Barrett

43 Vygie Street

Darling

7345

082 394 6297

Janiceb@mweb.co.za

I am a homeowner in Darling.

I am concerned about the possible negative impacts of this development, namely:

1. Property values in the immediate area. Homeowners purchased properties because of the peaceful, rural area and associated views over farmlands.

1. In terms of Section 59(1)(f) of the Western Cape Land use Planning Act 2014, Act 3 of 2014, the following is stated: *“a competent authority contemplated in this Act or other relevant authority considering an application before it, may not be impeded or restricted in the exercise of its discretion solely on the ground that the value of land or property will be affected by the outcome of the application.”* According to the aforementioned act, applications may not be rejected solely on the fact that it will have an influence on the surrounding property values. Although the said Act prevents the determination of an application to be affected by the property value it can still be motivated that the said development will have a positive effect on the property values in the area. The proposed development will support the aesthetics of the town entrance

		<p>2. The harm to our peaceful, rural village atmosphere.</p> <p>3. The negative visual impact of the development on the rural landscape</p> <p>In addition:</p> <p>4. The proximity of two failed estates, namely the Golf Estate and Langeveltview. Both estates are incomplete after more than ten years in existence. The Golf Estate has hardly developed in ten years; most of the plots/stands are still for sale.</p>	<p>and ensure a strong economic injection into the town. By developing a mixed use residential estate adjacent to an existing neighbourhood will elevate the surrounding property values because of the increased quality of life in the area and safety. A better neighbourhood means higher property values.</p> <p>2. The main focus of the @Darling Green Estate is to incorporate the rural atmosphere of Darling in a mixed use residential estate. One of the design concepts used to achieve this was the use of larger erven to the north of the site. These larger erven can be used for small vegetable gardens, horse stables, etc. and by keeping the density low the development will capture the rural feel of the area.</p> <p>3. As mentioned in the discussion point above the design of the development was consciously made to include the rural feel of the town and area. the low density of the development to the north, which is a low laying area, will promote the rural feel with erven between 0.5ha – 1ha in size.</p> <p>4. The state of the property market was considered before the development took off. The success of other estates cannot be used to penalise this development. The proposed development has a marketing plan to attract</p>
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		<p>5. The viability of craft and food stalls/outlets at a location far away from the main urban areas, while there are existing similar businesses in Darling already. Visitors/tourists generally only visit Darling during the flower season. For the rest of the year, there is little opportunity for further small businesses to be sustainable.</p> <p>6. The fact that many so-called 'equestrian estates' have failed, and the impracticality of keeping a horse on one hectare of land.</p> <p>For the reasons provided above, I <u>strongly object</u> to the proposed Green Estate.</p>	<p>new property owners with the mixed-use idea of the development, which includes business, craft, equestrian and entrepreneurial opportunities.</p> <p>5. The idea of the business premises is to include some of the existing local products and businesses in town and some new entrepreneurial ideas. The main focus is to attract more tourists to the area during the entire year which will also improve the business in town. The business erven will work together with the CBD in town to ensure sustainable development of the entire town and not just the development of this small node.</p> <p>6. There are no records of equestrian estates which has failed before in the area. A single horse can be kept on 1000m² of land with additional feeding pens, thus the keeping of horses on a 1ha size plot is not inhuman. A market study was done and there is a definite need for an equestrian estate in this area.</p>
<p>Wilhelm Geldenhuys DCore info@dcore.co.za</p>	<p>12/09/2018</p>	<p>Ek, Wilhelm Geldenhuys, van erf 862, 27 Ixia Straat, Darling het gister, 10/09/2018, tehere gekom van die Darling Green Ontwikkeling.</p> <p>1. Die area wat die voorstelling beslaan is amper so groot soos Darling self. Toe ons in 2012 hier gekoop het was dit aan ons oorgedra dat die dorps buitelyns slegs uitgeskuif sal word wanneer daar voldoende</p>	<p>1. The urban edge has been around the boundary of Erf 4401 since 2010. The urban edge was adopted by the Swartland Municipality after the necessary legal</p>

		<p>digtheid bereik is, insluitend voldoende erf- onderverdeling. In hierdie gedeelte van die dorp alleen is daar ten minste een uit vier erwe steeds onbeboud. Nie eens te praat van die Golf Estate wat se gemiddelde aanwas een huis per jaar is nie (en al daardie het in 1-2 jaar geskied). Wat is die regulasie rondom die dorps buitelyn aanpassing en ook so drasties?</p> <p>2. Wat is die grootste kommersiele entiteite wat die nuwe perseel sal bekle? (PnP, Checkers?)</p> <p>3. Addisionele banke?</p> <p>4. Word daar addisionele vulstasie aangebring?</p> <p>5. Indien die dorp 'verdubbel", word begenoemde seersekerlik genoodsaak?</p>	<p>process was concluded. The urban edge was also approved by all the national and provincial department for example National Department of Agriculture, Department of Environmental Affairs and Development Planning, etc.</p> <p>2. There will not be a large franchise business within the development. It will focus on small businesses and entrepreneurial opportunities.</p> <p>3. There will possibly be some ATMs but no bank branches/offices.</p> <p>4. No petrol station is planned for the development.</p> <p>5. The development cannot be seen as "doubling of the town" there is roughly 700 residential erven in the middle to high income area and 1800 residential erven in the low income area. This development proposes only 117 single residential erven with 1 retirement village and a 100 flats in the crafters market. The only retirement village in the area is in Malmesbury and Riebeek Valley and is a great need for the area. The flats will be available to all income groups as well as the single residential erven. With this in mind there is no need for an additional petrol station, banks or</p>
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		<p>6. Mediese fasiliteite?</p> <p>7. Wat is die maksimum hoogte besprekings op die nuwe beplande ontwikkeling, vir kommersieel en residensieel?</p> <p>8. In terme van residensieel, is dit slegs behuising vir bejaardes? Is daar deeltitel beplanning? Woonstelle? U antwoorde sal waardeer word. In kort, ek is gekant teen die ontwikkeling en wild it graag so aanteken.</p>	<p>franchise grocer. If these uses are needed in the future it will happen within the town's CBD. As mentioned this development wants to support the town not deprive it from business.</p> <p>6. There will not be a clinic or hospital on the development. The retirement village will have a medical room and a nurse for minor medical uses and the local doctors will be used for house calls if needed.</p> <p>7. The height restrictions are set out per zone within the Swartland Zoning scheme and the development will adhere to these requirements. Although some of the zonings are allowed more than 1 storey buildings it is not foreseen that this development will go higher than a ground floor and a 1st storey.</p> <p>8. The single residential erven will be single title. There are some apartments proposed within the crafters village which will be sectional title and the retirement village will be single or sectional title. Only the retirement village are for retirees the rest of the development will be available to the public.</p>
<p>DorpKoerant Att: Peter Hall peter@dorpskoerant.co.za</p>	<p>18 July 2018</p>	<p>I hope you can help please. I tried to submit this question using your website Contact form but it is not allowing the message to be sent because of a 'validation' error, viz the word Swartland. This is my question which I hope you can help me with-</p>	<p>Noted. Good morning Peter</p> <p>I refer to your email below. We are the Environmental Assessment Practitioner who</p>

		<p>I have recently come across reference in the Swartland Gazette to a project that you are working on – At Darling Green Estate – Farm 4401’.</p> <p>Can you please let me know where or how I can get more information about this project, such as who is the Sponsor, what are the time frames, how is the public affected, what is your involvement and anything your think Darling residents would be interested to know about. Thank you for your time and I look forward to your reply.</p>	<p>conduct the Environmental Impact Assessment (EIA) process. The advert is to invite interested and affected parties to register as an Interested and Affected Party in the EIA process for the proposed development.</p> <p>We have registered you as an Interested and Affected Party and you will receive access to all the reports and comments received.</p> <p>Herewith please find a link to an electronic copy of the Pre-Application Basic Assessment Report and Appendices available on our website at www.ecoimpact.co.za/public-participation.</p> <p>Your comment would be appreciated within the regulatory 30 day commenting period or by <u>18 August 2018</u>.</p> <p>Please do not hesitate to contact us should you have any questions.</p>
<p>Charlot Lesch charlotte@diecourant.co.za</p>	<p>23/07/2018</p>	<p>Kan jy my moontlik met inligting verskaf rakende die voorgestelde ontwikkeling op Darling.</p> <p>Kan jy my moontlik met inligting verskaf rakende die voorgestelde ontwikkeling op Darling.</p> <p>Ek verlang basies meer inligting rakende wat die voorgestelde ontwikkeling alles behels? As ek nou reg is, word 118 spasies vir die ontwikkeling vir huise beplan, 'n voedsel -en kunsmark, 'n aftreeoord ens?</p>	<p>Noted.</p> <p>AT DARLING GREEN ESTATE ON FARM 4401, DARLING, MALMESBURY DISTRICT</p> <p>DEA&DP REFERENCE NUMBER:</p> <p>16/3/3/6/7/1/F5/5/2097/18</p> <p>Good day Charlotte, This email is to confirm that we received your email and that you were</p>

		<p>Wat is die beplande datum vir konstruksie, asook die voltooiingsdatum? Wie is die eienaar? Hoe groot is die ontwikkeling? 64 ha?</p> <p>Wat die voorgestelde ontwikkeling se hoof fokus is?</p> <p>Die voorgestelde ontwikkeling word beoog op die Apolis-vleiland area net buite die dorp, reg?</p> <p>Ek hoor graag van jou.</p>	<p>registered as an Interested and Affected Party on the process.</p> <p>Herewith please find a link to an electronic copy of the Pre-Application Basic Assessment Report and Appendices available on our website at www.ecoimpact.co.za/public-participation.</p> <p>Your comment would be appreciated within the regulatory 30 day commenting period or by <u>24 August 2018</u>.</p> <p>Please do not hesitate to contact us should you have any questions.</p>
<p>Jannie Engelbrecht darling2@retail.spar.co.za</p>	<p>06/08/2018</p>	<p>Met verwysing na ons gesprek vroeër hiermee net my versoek vir meer inligting rondom die ontwikkeling. Ek sal dan soos jy voorgestel het ook gaan kyk na die voorgestelde uitleg en enige kommentaar lewer waar van belang.</p> <p>Net kortliks, my naam is Jannie Engelbrecht en my huis grens teen Plaas 4401, Darling waar die voorgestelde ontwikkeling kan plaasvind.</p> <p>Darling 2 [mailto:darling2@retail.spar.co.za] Sent: Friday, 10 August 2018 10:47 AM To: Nicolaas Hanekom Subject: Re: Darling Green Estate</p> <p>Hallo Nicolaas, vertrou dit gaan goed.</p>	<p>Noted.</p> <p>You have been registered and will receive all information for comment.</p> <p>Goeie middag Mnr Engelbrecht</p> <p>Ek neem kennis van u epos na aanleiding van ons telefoniese gesprek. Ek registreer us as 'n geaffekteerde party. Gaan asb na ons webtuiste by www.ecoimpact.co.za end an na die public participation tab en "click" op die At Darling Green Estate tab wat dan al die verslae en inligting sal bevat. Kan u asb vir my u kommentare, indien enige voor einde Augustus stuur asb. Kontak my asb gerus sou daar vrae</p>

		<p>Ek wil net doodseker maak ons is op dieselfde bladsy. Jy noem hier onder daar is tyd tot einde Augustus vir my om kommentaar te lewer?</p> <p>Die rede hoekom ek vra is omdat die brief wat ek gekry het gepraat het van 30 dae en daar n datum op die brief verskyn 11 Julie 2018.</p> <p>Ek vra dit want ek het Woensdag vir Klaus ontmoet en gevra hy moet asseblief n draai by my eiendom (my huis grens direk aan die beplande ontwikkeling) maak, sodat ek my bekommernisse net eers met hom kan bespreek. Dit is dan dalk nie eers nodig om kommentaar te lewer daarna nie. Dit sal natuurlik eers in die volgende week of twee plaasvind.</p> <p>So as jy net kan bevestig dat ek jou e-pos hieronder reg verstaan en dat daar tyd tot einde Augustus is vir kommentaar sal ek dit waardeer.</p>	<p>wees.</p> <p>Goeie middag Jannie</p> <p>Ek verstaan. Ja, kommentaar tyd tot is tot einde Augustus. Brief wat u gekry het was net om vir u kennis te gee en u het 30 dae gehad om te kan registreer wat u gedoen het deur epos te stuur. U het ook 30 dae om op verslag kommentaar te kan lewer. Stuur asb vir my u kommentare sou u verdere kommentare het. Kontak my asb gerus sou daar vrae wees.</p>
<p>Charles Withington charles@darlingwine.co.za</p>	<p>20/07/2018</p>	<p>I refer to my telephonic conversation of a few days ago with respect to registration as an “Interested & Affected” Party in this process and kindly ask that you put me on your information and distribution list. I own a retail business in Darling and am always supportive of any income generation development that I will bring visitors, and more importantly, customers to our village. So said, I would be concerned about any development that could detract from that uniqueness of Darling that make it so attractive!</p>	<p>AT DARLING GREEN ESTATE ON FARM 4401, DARLING, MALMESBURY DISTRICT</p> <p>DEA&DP REFERENCE NUMBER: 16/3/3/6/7/1/F5/5/2097/18</p> <p>Good day, This email is to confirm that we received your email and that you were registered as an Interested and Affected Party on the process.</p>

			<p>Herewith please find a link to an electronic copy of the Pre-Application Basic Assessment Report and Appendices available on our website at www.ecoimpact.co.za/public-participation.</p> <p>Your comment would be appreciated within the regulatory 30 day commenting period or by <u>19 August 2018</u>.</p>
<p>Jennifer Deverson jenniferdeverson@gmail.com</p>	07/08/2018	<p>Please register me as an interested and affected person regarding the above development.</p>	<p>Good day Jennifer</p> <p>AT DARLING GREEN ESTATE ON FARM 4401, DARLING, MALMESBURY DISTRICT DEA&DP REFERENCE NUMBER: 16/3/3/6/7/1/F5/5/2097/18</p> <p>This email is to confirm that we received your email and that you were registered as an Interested and Affected Party on the process.</p> <p>Herewith please find a link to an electronic copy of the Pre-Application Basic Assessment Report and Appendices available on our website at www.ecoimpact.co.za/public-participation.</p> <p>Your comment would be appreciated within the regulatory 30 day commenting period or by end August 2018.</p> <p>Please do not hesitate to contact us should you</p>

			have any questions.
Mario Pepino Deon Burger ma.pepino@gmail.com	05/08/2018	On behalf of ourselves as neighbours to the farm and as vice chairperson of Groeneheuwel Homeowners Association aka Langeveldt View estate, please register our joint interest and provide additional information about the intended development as this will have an impact on our immediate surroundings iro traffic, noise pollution and the aesthetic of our surroundings esp with a 254 unit development immediately opposite our properties.	<p>Good day Mr Pepino</p> <p>AT DARLING GREEN ESTATE ON FARM 4401, DARLING, MALMESBURY DISTRICT DEA&DP REFERENCE NUMBER: 16/3/3/6/7/1/F5/5/2097/18</p> <p>This email is to confirm that we received your email and that you were registered as an Interested and Affected Party on the process.</p> <p>Herewith please find a link to an electronic copy of the Pre-Application Basic Assessment Report and Appendices available on our website at www.ecoimpact.co.za/public-participation.</p> <p>Your comment would be appreciated within the regulatory 30 day commenting period or by end August 2018.</p> <p>Please do not hesitate to contact us should you have any questions.</p> <p>There will not be a dramatic increase in noise from the development. The development is for a residential development and noise pollution included with this type of development will only be normal residential noise as it is within the existing neighbourhoods. Nor the business</p>

			premises or the crafters market will create much more noise. The design of the development incorporated the aesthetic feel of the area and was part of the main focus of the development. The development will include the higher densities next to the Main Road and decrease the densities to the north-west to create a more rural living environment at the back of the development. The proposed retirement village will have a harmonious design and with regards to retirees that will be living there the noise impact will be even less than a regular neighbourhood.
Rojean Jacobs rojeanjacobs19880318@gmail.com	09/08/2018	My naam is Rojean Jacobs en ek wil graag meer inligting he oor die nuwe ontwikkeling op Darling wanneer sal hierdie ontwikkeling plaasvind en gaan daar ook RDP huise gebou word.	Goeie middag Rojean Ek neem kennis van u epos. Ek registreer us as 'n geaffekteerde party. Gaan asb na ons webtuiste by www.ecoimpact.co.za en dan na die public participation tab en "click" op die At Darling Green Estate tab wat dan al die verslae en inligting sal bevat. Kan u asb vir my u kommentare, indien enige voor einde Augustus stuur asb. Kontak my asb gerus sou daar vrae wees.
Dominique Williams dominiquew327@gmail.com	27/07/2018	Goeie Day Nicolas Hanekom.Kan ek aseblief meer inligting kry omtrent die nuwe ontwikkeling in Darling.	Goeie middag Dominique Ek neem kennis van u epos. Ek registreer us as 'n geaffekteerde party. Gaan asb na ons webtuiste by www.ecoimpact.co.za en dan na die public participation tab en "click" op die At Darling

			Green Estate tab wat dan al die verslae en inligting sal bevat. Kan u asb vir my u kommentare, indien enige voor einde Augustus stuur asb. Kontak my asb gerus sou daar vrae wees.
Shaun Parson shaunsparson@gmail.com	26/07/2018	Hi Mr. Hanekom I'm interested in the new proposed development in darling, can you please provide me with more details about the whole set up please. ShaunP	Good day Mr Parson AT DARLING GREEN ESTATE ON FARM 4401, DARLING, MALMESBURY DISTRICT DEA&DP REFERENCE NUMBER: 16/3/3/6/7/1/F5/5/2097/18 This email is to confirm that we received your email and that you were registered as an Interested and Affected Party on the process. Herewith please find a link to an electronic copy of the Pre-Application Basic Assessment Report and Appendices available on our website at www.ecoimpact.co.za/public-participation . Your comment would be appreciated within the regulatory 30 day commenting period or by end August 2018. Please do not hesitate to contact us should you have any questions.
Erika French erika@frenchdesign.co.za	27/07/2018	Dear Mr. Hanekom, The telephonic discussion with my husband John on the	Good day Mrs French AT DARLING GREEN ESTATE ON FARM 4401,

	<p>25th July 2018 at 11h45 refers. The purpose of this email is twofold, firstly a pitch for business and second a suggestion to the developer of the Darling Green Estate.</p> <p>1. BUSINESS PITCH.</p> <p>May I request you to put me in touch with the developer of the proposed Darling Green Estate project. My reason for this request is that I would like to offer my services to them as a graphic designer, primarily to do their Marketing Literature.</p> <p>2. SUGGESTION:</p> <p>I would like to suggest that a Mini-Clinic is included in the development, either Frail Care or General or both. As you are no doubt aware the medical facilities in Darling are very limited and the logistical implications of having a possible 500 plus elderly residents of the proposed Retirement village (254 units) having to be ferried to and from nearby Medical Facilities such as found in Bloubergstrand and Vredenburg could prove quite daunting.</p> <p>I am convinced that the inclusion of a Medical Facility in your project would serve as a major drawback. Consideration could be given to making the facility available to all citizens of Darling which in turn could be beneficial to the Clinic and to the residents. I am sure that one of the Medical Groups such as Medi Clinic, Life Healthcare, Netcare or Discovery would come</p>	<p>DARLING, MALMESBURY DISTRICT DEA&DP REFERENCE NUMBER: 16/3/3/6/7/1/F5/5/2097/18</p> <p>This email is to confirm that we received your email and that you were registered as an Interested and Affected Party on the process.</p> <p>Herewith please find a link to an electronic copy of the Pre-Application Basic Assessment Report and Appendices available on our website at www.ecoimpact.co.za/public-participation.</p> <p>Your comment would be appreciated within the regulatory 30 day commenting period or by end August 2018.</p> <p>Please do not hesitate to contact us should you have any questions.</p>
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		<p>to the party on a quid pro quo basis.</p> <p>For your consideration.</p> <p>Yours faithfully,</p> <p>Erika French</p>	
Owner: Aloe Cottage, Darling Paul Martin	03/07/2018	Please will you provide full details of the proposed development so that I may provide comments. I would like to be listed as an interested and affected party.	Noted. You have been registered and will receive all information for comment.
Denver Abrahams	03/07/2018	MIDDAG KAN U MY MEER INLIG A.S.B. OF U KAN MY KONTAK OP 0618317227 DANKIE	The proposed project is still in the early phases of the process. Currently all that is required is for you to register your interest in the proposed project. Once information is available for public comment you will be sent an email with a link to all the relevant documentation. Should you wish to register as in interested and affected party please do so by emailing admin@ecoimpact.co.za
Dr. Gavin Weston	03/07/2018	<p>Have just seen your advertisement in the Swartland Gazette.</p> <p>I have a small "craft "company based in Darling, producing small leathersgoods.</p> <p>Kingman Leathersgoods c.c. was formed in 1990, and has operated continuously since then at Craft markets and supply of small order corporate gifts.</p> <p>I am urgently looking for new premises in which to form the base of manufacturing and a focal point for sales.</p> <p>Please supply as much detail as possible on the possible</p>	Noted. You have been registered and will receive all information for comment.

		availability to cover my requirements. Awaiting your reply with great interest.	
Darling Black Business Forum Ashwin Lewis	03/07/2018	Request for registration	<p>Good morning Mr. Lewis, This email serves to confirm The Darling Black Business Forum's registration as an interested and affected party for the proposed development on Farm 4401, Darling.</p> <p>The registration details are confirmed as follows: Name: Darling Black Business Forum Contact person: Ashwin Lewis Contact number: 072 725 1310 Email: ashwinlewis@yahoo.com</p> <p>As discussed you will receive a link to the relevant documents once they become available for comment. In the interim please find attached locality map indicating the position of the proposed development.</p>
Ninon Halvorsen	04/07/2018	I would like to express my interest in the At Darling Green Estate Development. My interest is of a business & personal matter.	<p>Noted. You have been registered and will receive all information for comment.</p>
Darling Wild Flower Society Charles Duckitt	04/07/2018	Please register DARLING WILD FLOWER SOCIETY as an interested party. Please send copy of notice and any additional info so that I may circulate it to our committee for comment	<p>Noted. You have been registered and will receive all information for comment.</p>
Cape West Coast Biosphere Karin Otto	04/07/2018	The Cape West Coast Biosphere Reserve (CWCBR), of the UNESCO: Man and Biosphere Program, aims to implement sustainable development principles along the West Coast, in addition to integrating rapid growth with	<p>Noted. You have been registered and will receive all information for comment.</p>

		biodiversity and heritage conservation. The CWCBR extends from the Diep River in the south to the Berg River in the north and inland to Malmesbury and therefore the proposed development is located within the CWCBR. In this regard, the CWCBR would like to register as an I& AP and receive further correspondence and documentation regarding this development.	
Botanical Society of S.A Con Meyer	04/07/2018	Could you please arrange for BOTSOC West Coast Branch to be registered as an interested and affected party with regard to this process.	Noted. You have been registered and will receive all information for comment.
Launce May	05/07/2018	As a resident of Darling and a business owner in Darling it is always interesting to keep up with new developments and the sustainability of these types of projects. It would be great to get information on this project going forward. Parts of this project I don't think are sustainable due to various attempts that I witnessed over the last 20 years in Darling. Existing development after market crashes in 2008 has virtually stagnated in Darling with developers selling off erven in the " Golf Estate " at half of what the initial cost was The annual flower show cannot fill 50 crafters stalls on the flower show weekend so I doubt 100 to 130 are sustainable. Darling does not have massive industry to make it an employment hub and the current fuel prices do not bode well to attract residents that will travel to Killarney Gardens or Atlantis.	Noted. You have been registered and will receive all information for comment.

		<p>Don't view my comments as negative but rather in the light of realistic. Please add me to the information data base.</p>	
<p>Road Network Management Att: G. Swanepoel Ref nr: 16/9/6/1-26/154</p>	30/07/2018	<ol style="list-style-type: none"> 1. Your letter to this Branch dated 13 July 2018 refers. 2. The application affects Main Road of 2015 of which this Branch is the Road Authority. 3. The SDP proposes an access to the development from Main Road 215 for which this Branch has previously not approved. 4. This Branch offers no objection to the continuation of the environmental process. 5. Detailed comment will be provided to the local authority in terms of the traffic issues upon receipt of the land use application which must include a Traffic Impact Statement addressing the following: <ol style="list-style-type: none"> 5.1 Traffic generated by the new development and 5.2 A proposed safe access to the development. 	<p>Correct.</p> <p>Correct.</p> <p>Noted. Please refer to attached TIA motivating the proposed access.</p> <p>Noted.</p> <p>Noted.</p>
<p>Department of Water & Sanitation Att: N. Ndobeni Ref: 16/2/7/G10L/A/11</p>	31/07/2018	<p>Reference is made to the above-mentioned document dated 13 July 2018 with reference number 16/3/3/6/7/1/F5/5/2097/18 from DEA&DP.</p> <p>This Department has perused the abovementioned document for the proposed housing estate development and has the following comments:</p> <ul style="list-style-type: none"> • As mentioned on page 7 of the Report that “a proposed 30m development setback line from the Apolisvlei”. Therefore the 30m would be within the regulated area which triggers a water use in terms of section 21 (i) altering the bed, banks, course and characteristics of a water course” and section 21 (c) “impeding / diverting the flow of water in a 	<p>Noted.</p> <p>Correct.</p>

		<p>watercourse” of the National Water Act, 1998 (Act 36 OF 1998).</p> <ul style="list-style-type: none"> • Please advise your client to apply for and obtain a Water Use Authorisation from this Department prior to commencing with any activity. As per Government Gazette No. 40229 in Government Notice 509 dated 28 August 2016, a Risk Matrix (Appendix A) must be completed. The risk matrix can be found on the Department’s website www.dws.gov.za under Document Library – Documents – “Section 21 (c) and (i)” – click all scroll down to “Final Risk Assessment Matrix”. • It is noted that a pre-application meeting between yourself and the Department took place on 30 January 2018. Please note that as from January 2018, this Department ONLY accepts electronic water use applications. • Water use applications can be submitted by following http://www.dwa.gov.za/projects.aspx and then click on e-wulaas. • No pollution of surface water or ground water resources may occur due to any activity on the property. • The DBAR does not provide information regarding the water provision and sewerage treatment for the housing estate. Please provide information regarding the raw/potable water supply (source & volumes), the sewer and sewerage (volume& treatment). • Measures to control illegal dumping of construction waste must be on place as this may result in 	<p>Noted. A WUA application will be submitted and proof attached to the final BAR and application submitted to DEA&DP.</p> <p>A Risk Matrix documents will be compiled, submitted and is included in the final to be submitted to DEA&DP. Refer to Appendix G.</p> <p>Noted.</p> <p>Noted.</p> <p>Noted. Mitigation and management measures included in the EMP.</p> <p>Noted. Confirmation of service capacity will be provided and included in the final report to be submitted to DEA&DP.</p> <p>Noted. Management and mitigation measures</p>
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		<p>pollution of the surface water run-off.</p> <ul style="list-style-type: none"> All the requirements of the National Water Act, 1998 (Act 36 of 1998) regarding water use and pollution management must be adhered to at all times. 	<p>included in the EMP. Noted. Management and mitigation measures included in the EMP.</p>
<p>Swartland Municipality Att: Mr A J Burger Ref: 15/3/1</p>	<p>31/07/2018</p>	<p>Your letter dated 11 July 2018, regarding the subject refers. Erf 4401, Darling is zoned residential zone 1 in terms of Schedule 2 of the Swartland Municipal Land Use Planning By-Law (PK 7741, dated 3 March 2017). A land use application needs to be made in terms of Section 25(2) of the Swartland Municipal Land Use Planning By-law (PK 7741, dated 3 March 2017) in order to obtain the correct land use rights for the proposed development.</p>	<p>Noted. A land use application will be submitted in terms of Section 25(2) of the Swartland Municipal Land Use Planning By-law (PK 7741, dated 3 March 2017).</p>
<p>Cape Nature Att: Alana Duffell-Canham Ref: SSD14/2/6/1/8/5/1103_ Mine_Sand_Kalbaskraal</p>	<p>03/08/2018</p>	<p>CapeNature would like to thank you for the opportunity to comment on the pre-application Draft Basic Assessment Report and wish to make the following comments:</p> <ol style="list-style-type: none"> The proposed development site was historically covered by Swartland Granite Renosterveld, which is a Critically Endangered ecosystem. However, most of the proposed development site has been transformed by agricultural activities. The pan (Adonisvlei) on site is however, of high conservation value and has been determined as aquatic Critical Biodiversity Area. The specialist studies were conducted in 2008 (botanical) and 2009 (freshwater). Although much of the information regarding the biodiversity features on site is still relevant, the consideration of impacts and the mitigation thereof (including the recommended buffer) 	<p>Noted. Correct. Noted. A September in season survey was conducted and the findings of the survey was included directly into the BAR.</p>

		<p>were based on the assumption that a golf course would be developed on the site and not a housing estate. In addition, the studies were not conducted at the ideal time of year and a follow-up spring survey of the pan and surrounding area was recommended by the botanical specialist and we support this recommendation. The findings of an updated wetland study conducted between July and September should then inform the rehabilitation recommendations for the pan and location of any nearby structures such as boardwalks.</p> <p>3. The proposed development will involve a considerable amount of hard surfaces, compared to a golf course. This will result in a large amount of runoff. Stormwater must not be allowed to enter the pan as this will possible change the seasonal nature of the pan which must be maintained. Runoff may also affect the water quality in the pan especially if it contains fertilizers or other pollutants.</p> <p>4. One of the site layouts refers to the development as an “Equestrian Development”. If horses are to be allowed on the site, these impacts need to be specifically addressed, especially with regard to access to the pan, buffer area and surrounding public open space. Horses can cause degradation by grazing, trampling and transferring of alien seeds.</p> <p>5. The pan and open space area should be clearly demarcated as a no-go area during construction and the ECO should visit this site frequently to ensure no transgressions have occurred.</p>	<p>Please refer to the Risk Matrix report which incorporate the findings of the botanical, freshwater ecology and additional spring survey details w.r.t the proposed development.</p> <p>Noted. The EMP incorporates management and mitigation measures to ensure that stormwater is not allowed to be discharged into the vlei.</p> <p>Noted. Will be specifically assessed and management and mitigation measures included in the EMP. The revised reports will be send for a 30 day comment period.</p> <p>Noted. Management and mitigation measures included in EMP.</p>
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		<p>6. Small holding style development tends to promote urban sprawl and the need and desirability of the development should be carefully considered in light of the fact that urban infill and densification is the preferred means of meeting housing demands.</p> <p>CapeNature reserves the right to revise initial comments and request further information based on any additional information that may be received.</p>	<p>Noted. The updated preferred layout were even more densified to address this requirement.</p> <p>Noted.</p>
<p>DEA&DP: Waste Management Att: Alicia Le Roux Ref: 19/2/5/3/F5/5WL0135/18</p>	<p>07/08/2018</p>	<p>1. Pre-Application Basic Assessment Report for At Darling Green Estate on Farm 4401, Darling, Malmesbury District, dated July 2018 that was received by the Department on 13 July 2018, refers.</p> <p>2. The Department has reviewed the documentation and wish to make the following recommendations:</p> <ul style="list-style-type: none"> • The scale of the operation requires a comprehensive waste management plan that must include the elements discussed below. <p>2.1 Construction Phase:</p> <ul style="list-style-type: none"> • All green waste generated during the site clearing phase must be beneficiated at any approved municipal or private facility. • It is noted that construction and demolition waste will be recycled on site where possible. It is recommended that the residual waste be taken to an approved recycling or municipal waste disposal facility. The applicant can source a copy of the guideline on a management of C & D waste from the Directorate: Waste Management at DEA&DP. The contact person is Dean Gilbert Tel: 021 483 8336 <p>2.2 Operational Phase:</p>	<p>Noted.</p> <p>Noted. The EMP was amended to include the waste management details as requested below. Please refer to amended EMP.</p>

		<p>Consults with and gain in-principle approval from the Swartland municipality confirming that sufficient capacity exists for treating and/or disposing of waste generated by the development. Provide written confirmation thereof.</p> <ul style="list-style-type: none"> • The EMPr does indicate that waste will be recycled on site. However, it does not specify the methodology for separating the various waste types that will be generated on site. The Department has initiated a 10-year organic waste to landfill ban and hence will advise any development to prioritise the separation and diversion of this waste type from our overstretched landfill sites. Alternative treatment technologies for beneficiating this waste type must be considered. • Separation at source is critical to beneficiate the waste so that it is diverted from municipal waste generated by each activity will be managed e.g. stall holders and the general public when the market operated: waste emanating from the retirement village and crafters on site etc. • The City's level 6B water restrictions remain in place until water levels have normalised. The use of municipal water would need to be strictly monitored as not to place a burden on the water supply. • Chapter 3 of the National Water Act (Act No. 36 of 1998) provides direction on the protection of water resources which is fundamentally related to their 	<p>Confirmation of services delivery letter from Swartland Municipality will be included in the Final BAR to be submitted to DEA&DP.</p> <p>Noted. Refer to amended EMP.</p> <p>Noted.</p> <p>Correct. Refer to DWS comments and the response above.</p>
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		<p>use, development, conservation, management and control. This is available at the following link: http://www.dwa.gov.za/Documents/Legislature/nw_act/NWA.pdf</p> <p>3. Kindly quote the aforementioned reference number in any future correspondence in respect to this application.</p> <p>4. The Directorate reserves the right to revise its initial comments and request further information based on any new information received.</p>	Noted.
West Coast District Municipality Att: Mr D Joubert Ref: 13/2/12/1/1	07/08/2018	<p>1. I refer to your letter dated 13 July 2018 and the Pre-Application BAR for the proposal.</p> <p>2. Farm 4401 is situated inside the urban edge of Darling and is earmarked for Mixed Density Residential and Commercial purposes in the Swartland Municipality's SDF for Darling.</p> <p>3. Farm 4401 has largely been transformed by agricultural activities. However, the Apolisvlei Wetland on the land unit must not be negatively impacted during development. The layout indicated that the wetland will be protected by incorporation into the Private Open Space Zone of the development. Furthermore, several mitigation measures are recommended.</p> <p>4. The West Coast District Municipality therefore has no objection to the proposal provided the necessary mitigation measures are incorporated into the EMPr to prevent degradation of the wetland and surrounds.</p>	<p>Noted.</p> <p>Correct.</p> <p>Noted. The management and mitigation measures were included in EMP to protect the vlei. The EMP was amended to include more detail.</p> <p>Correct.</p> <p>Noted.</p>
DEA&DP: Pollution &	14/08/2018	The Directorate: Pollution and Chemicals Management	Noted.

<p>Chemical Management Att: Hassan Parker</p>		<p>(D:PC) acknowledges receipt of the Pre-Application BAR on 13 July 2018 for the proposed development and has the following comments:</p> <ol style="list-style-type: none"> 1. In the event of a significant spill or leak of hazardous substances (petrol, diesel, cement, etc) during construction phase of the activity, such an incident(s) must be reported to all relevant authorities, including the D:PCM in accordance to Section 30 (10) of the National Environmental Management Act (NEMA) (Act 107 of 1998), pertaining to the control of emergency incidents; 2. The use of portable water is, as far as possible, to be avoided during the construction phase of the proposed activity; 3. Storm-water runoff must be controlled to ensure that on-site activities do not culminate in off-site pollution or sedimentation of water ways especially into the identified seasonal wetland; 4. No storm water must be completed to the seasonal wetland; 5. No alien vegetation must be allowed to be established especially in the wetland's precinct. Regular reviews must be completed to eradicate aliens should it be established; 6. The management sewage is not described. Has the local municipality indicated spare capacity to treat the sewerage or will the waste be treated on-site. Please be specific; 7. Indicate the proposed water demand requirements 	<p>Noted. Details were included in EMP.</p> <p>Noted. Refer to amended EMP.</p> <p>Noted. Management and mitigation measures included in EMP.</p> <p>Noted. Management and mitigation measures included in EMP.</p> <p>Noted. Management and mitigation measures included in EMP.</p> <p>Noted. Will be included in the revised draft BAR report. The sewerage will be connected and treat by the municipality at the Darling Waste Water Treatment Works. Refer to Services report attached.</p> <p>Noted. Will be included in the revised draft BAR</p>
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		<p>and provide proof of assurance from the proposed bulk water supplier (municipality);</p> <p>8. Indicate the proposed operational plan or irrigation, bearing in mind that the D: PCM does not support utilising potable water for irrigation purposes:</p> <p>9. The D:PCM supports the implementation of a water quality monitoring plan, and that results be made available on request to the directorate;</p> <p>10. The proposed mitigation measures as proposed in this application must be maintained and adhered to at all times to prevent soil and water contamination.</p> <p>Kindly be informed that the D:PCM</p>	<p>report. Refer to Services report attached.</p> <p>Noted. Recommended planting with indigenous water wise plants and capture of stormwater in tanks where possible for irrigation purposes.</p> <p>Noted.</p>
<p>DEA&DP: Development Management (Region 1) Att: Ayesha Hamdulay Reference no: 16/3/3/6/7/1/F5/5/2097/ 18</p>	<p>15/08/2018</p>	<p>1. The above mentioned document with cover letter dated 03 July 2018, received by this Department on the same date, refers.</p> <p>2. The proposed development of a Green Estate on the Farm No. 4401, Darling has been revised to entail an approximately 66ha area being used for the establishment of the following:</p> <ul style="list-style-type: none"> • Approximately nine (9) erven of approximately 1ha: • Approximately twelve (12) erven of approximately 0.5ha: • Approximately thirty (30) erven of approximately 0.2ha: • Approximately sixty-six (66) erven of approximately 0.125ha: • A crafters village consisting of between 100-130 units: • A retirement village consisting of approximately 254 units: 	<p>Noted.</p> <p>Correct.</p>

		<ul style="list-style-type: none"> • A food and craft market; and • Open space erven to protect the Apolisvlei wetland and associated buffer areas. <p>3. Alternatives This Department notes that the preferred alternative and the no-go alternative have been investigated. Please be advised that in terms of the NEMA and EIA Regulations, 2014 (as amended), the investigation of alternatives is mandatory. All alternatives identified must be determined to be feasible and reasonable. Please ensure that alternatives have been investigated in accordance with the Guideline on Alternatives (March 2013).</p> <p>4. Public Participation Process (“PPP”) A PPP that meets the requirements of Regulation 41 of the EIA Regulations 2014 (as amended) must be undertaken. You are advised that public participation may be undertaken prior to the submission of the application, although this is not mandatory. It is the Environmental Assessment Practitioner’s (“EAP”) discretion at what stage the requirements of Regulation 41 are met, whether during the pre-application process of formal application process. You are reminded that a period of at least 30 days must be provided to all potential and registered Interested and Affected Parties (“I&APs”) to submit comment on the Basic Assessment Report and EMPr.</p> <p>In terms of Section 24O (2) and (3) of the NEMA and Regulations 7(2) and 43(2) of the EIA Regulations, 2014</p>	<p>Noted. Please refer to the revised draft BAR report.</p> <p>Noted. Details will be included in the revised draft BAR report.</p> <p>Noted.</p>
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		<p>(as amended), any State Department that administers a law relating to a matter affecting the environmental relevant to the application must be requested to comment within 30 days. Please note that the 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 the NEMA in the Basic Assessment Report, where appropriate. It is noted that, amongst others, the following State Departments and Organs of State must be consulted during the EIA process as part of the PPP:</p> <ol style="list-style-type: none"> 5. Cape Nature; 6. Heritage Western Cape; 7. Swartland Municipality; 8. West Coast District Municipality 9. The Western Cape Government: Agriculture; 9.1. Western Cape Government: Environmental Affairs and Development Planning – Pollution and Chemicals Management; 9.2. Western Cape Government: Environmental Affairs and Development Planning – Waste Management 9.3. Western Cape Government: Environmental Affairs and Development Planning – Air Quality Management; 9.4. Western Cape Government: Transport and Public Works; and 9.5. The National Department of Water and Sanitation. 	<p>Noted. Details will be included in the revised draft BAR report. Refer to this comments and response report for more detail.</p>
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		<p>In terms of good environmental practice, you are encouraged to engage with State Departments and other Organs of State in the pre-application phase or early in the EIA process to solicit their inputs on any of their requirements to be addressed in the EIA process. Please note that this does not replace the requirement of making the Basic Assessment Report available to State Departments as stipulated above.</p> <p>The person conducting the PPP must be fulfil the requirements of outlines in Chapter 6 of the EIA Regulations, 2014 (as amended) and must take into account any applicable Guidelines published in terms of Section 24J of the NEMA, this Department’s Circular EADP 0028/2014 on the “One Environmental Management System’ and the EIR Regulations, 2014 (as amended), as well as any other guidance provided by this Department. Note that the public participation requirements are applicable to each proposed site alternative.</p> <p>10. Specific Fee Reference Number This Department reminds you that the “Request for a Specific Fee Reference Number” form must be completed and submitted to his Department prior to submission of the formal application for the abovementioned development proposal. Upon receipt of the Specific Fee Reference Number, the number must be inserted into the Application Form for Environmental Authorisation and proof of payment of the application</p>	<p>Noted. Details will be included in the revised draft BAR report. Refer to this comments and response report for more detail.</p> <p>Noted. Details will be included in the revised draft BAR report. Refer to this comments and response report for more detail.</p> <p>Noted. Details will be included in the revised draft BAR report.</p>
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		<p>fee attached when the Application Form for Environmental Authorisation is submitted to this Department.</p> <p>11. Water Crisis Your attention is drawn to fact that the Western Cape has been experiencing a severe drought. In light of the current water crisis being experienced in the Western Cape, water must be used wisely during all phases of any development. No portable water must be used as far as possible and alternative methods to save water must be implemented.</p> <p>12. Social and Gender Considerations You are reminded that the social context of the proposed development must always be considered. This included the impact that the development proposal may have on the prevalence of HIV/AIDS, sexually transmitted infections (“STI”) and Tuberculosis (“TB”), as well as equity and gender related concerns.</p> <p>13. Declaration Pages It is noted that the EAP did not sign and included the relevant declaration forms as part of the pre-application Basic Assessment Report. Please ensure that the declarations are completed by the applicant and EAP and must be duly dated and the signature thereon must be original. All reports must contain the relevant declaration forms, including all pre-application reports. It is important to note that by signing this declaration,</p>	<p>Noted.</p> <p>Noted. Details will be included in the revised draft BAR report.</p> <p>Noted. Details will be included in the revised draft BAR report.</p>
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		<p>the applicant is confirming that they are aware and have taken cognisance of the contents of the report submitted to this Department. Furthermore, by signing the 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.</p> <p>Please also ensure that specialist professionals sign the relevant declarations pages and that these declaration pages are duly dated and contain original signatures as well.</p> <p>14. Heritage Western Cape It is noted in the letter from Heritage Western Cape dated 23 July 2008 that no mitigations measures are required for the development proposal in terms of Section 38 of the National Heritage Resources Act, 1998 (Act No. 25 of 1999).</p> <p>15. Listed Activities The following listed activities are applicable to the development proposal and haven been included in the pre-application consultation BAR: Item 9 of GN No. 983 (as amended): <i>“The development if infrastructure exceeding 1 000 metres in length for the bulk transportation of water or storm water –</i> <i>(i) With an internal diameter of 0.36 metres of more; or</i></p>	<p>Noted.</p> <p>Correct.</p> <p>Noted. Details will be included in the revised draft BAR report and in the application form that will be submitted and the activities will be assessed and reported on.</p>
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	<p>(ii) With a peak throughput of 120 litres per second or more; Excluding where-</p> <p>(a) Such infrastructure is for bulk transportation of water or storm water or storm water drainage inside a road reserve or railway line reserve: or (b) Where such development will occur with an urban area.”</p> <p>Item 28 of GN No. R. 983 (as amended): “Residential, mixed, retail, commercial, industrial or institutional developments where such land was used for agriculture, game farming, equestrian purposes of afforestation on or after 01 April 1998 and where such development:</p> <p>(i) Will occur inside an urban area, where the total land to be development is bigger that 5 hectares; or (ii) Will occur outside an urban area, where the total land to be developed is bigger than 1 hectare; Excluding where such land has already been developed for residential, mixed, retails, commercial, industrial or institutional purposes.”</p> <p>16. EIA Requirements Please ensure that the minimum requirements of the EIA process stipulated in the Appendices to the EIA Regulations, 2014 (as amended), i.e., Appendices 1, 4 and 6, are met during the formal EIA process.</p> <p>17. This Department awaits the submission of the</p>	<p>Noted.</p>
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		<p>Application Form for Environmental Authorisation prescribed by the EIA Regulations, 2014 (as amended. Please note that at least one (1) printed copy and one (1) electronic copy (saved on CD/DVD) of the application Form for Environmental Authorisation must be submitted.</p> <p>18. Please note that pre-application consultation is an advisory process and does not pre-empt the outcome of your future application which may be submitted to this Department. No information provided, views expressed and/or comments made by officials during the pre-application consultation should in any way be seen as an indication or confirmation that additional information or documents will not be requested or of the outcome of the application.</p> <p>19. Kindly quote the abovementioned reference number in any future correspondence in respect of the application.</p> <p>20. Please note that the activity must not be commenced with prior to an Environmental Authorisation being granted by this Department. It is prohibited in terms of Section 24F of the NEMA for a person to commence with a listed activity unless the Competent Authority has granted and Environmental Authorisation for the undertaking of the activity. Failure to comply in terms of this</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
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		<p>prohibited will result in the matter being referred to the Environmental Law Enforcement Directorate of this Department for possible prosecution. A person convicted of an offence in terms of the above is liable for a fine not exceeding R5 000 000 or to be imprisoned for a period not exceeding 10 years, or to both such fine and imprisonment.</p> <p>21. This Department reserves the right to revise or withdraw comment and request information from you base on any information received.</p>	<p>Noted.</p>
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Yolandie Henstock

From: Lydia <lydia@capecountryproperties.co.za>
Sent: Friday, July 13, 2018 11:54 AM
To: admin@ecoimpact.co.za
Cc: dot@capecountryproperties.co.za
Subject: ref 16/3/3/6/7/1F5/52097/18 - Darling Green Estate on Farm 4401 - Malmesbury district

Good morning – to whom it may concern:

Would you please acknowledge receipt of this mail by return to all.

I respond to your invitation to register for public participation in the above process.

Please – as background - send us as much information, - or sources to information -as possible with regards to this project and its vision and proposed implementation.

I am - The Reverend Lydia Juliana-Jones – retired Priest in the Diocese of Saldanhabay

And also an Intern at Cape Country Properties – where the Principal is Ms Dot Haddad – copied above.

I am on 0795238055 – Dot is on 0836002441 and our office number is 022 492 2902

I am interested as a neighbour on the opposite side of the Malmesbury Road from this development.

I am interested as a Darlingite with keen concern for our wild flower reserves.

I am interested as an Intern in the longest standing (18 years) Real Estate firm which works only in Darling and immediate surrounds

.....see www.capecountryproperties.co.za

Thank you for this opportunity – and we look forward to receiving your response.

Warm regards

Lydia

Cape Country Properties / DARLING

0795238055

Yolandie Henstock

From: Darling Tourism <info@darlingtourism.co.za>
Sent: Wednesday, July 18, 2018 3:55 PM
To: admin@ecoimpact.co.za
Subject: Darling Green Estate

Good afternoon

Kindly register Darling Tourism as an interested and affected party regarding the Darling Green Estate on Farm 4401.

We are the tourism body for Darling and would like to be kept up to date with progress on this development, please

Any correspondence could be address to myself.

Our contacts are as follows:

Darling Tourism
022 492 3361
[Info@darlingtourism.co.za](mailto:info@darlingtourism.co.za)
Private Bag X1, Darling

Darling greetings

Dianne

Dianne le Roux
Darling Tourism /Toerisme

"Only an hour from Cape Town...but a million miles away!"

[t] +27 (0)22 492 3361

[e] info@darlingtourism.co.za

[w] www.darlingtourism.co.za

Please follow us on facebook at <https://www.facebook.com/pages/Hello-Darling/153342928077367>

From: PeterDK <peter@dorpskoerant.co.za>
Date: Friday, 13 July 2018 at 13:30
To: "info@ecoimpact.co.za" <info@ecoimpact.co.za>
Subject: Project in Darling

Good afternoon

I hope you can help please. I tried to submit this question using your website Contact form but it is not allowing the message to be sent because of a 'validation' error, viz the word **Swartland**.

This is my question which I hope you can help with -

I have recently come across reference in the Swartland Gazette to a project that you are working on - 'At Darling Green Estate - Farm 4401'.

Can you please let me know where or how I can get more information about this project, such as who is the Sponsor, what are the time frames, how is the public affected, what is your involvement and anything you think Darling residents would be interested to know about.

Thank for your time and I look forward to your reply.

Best regards

Peter Hall

the sender thereof and destroy/delete the message. Neither the sender nor Eco Impact shall incur any liability resulting directly or indirectly from accessing any of the attached files which may contain a virus file.

From: Charlotte Lesch [<mailto:charlotte@diecourant.co.za>]
Sent: Monday, 23 July 2018 4:43 PM
To: admin@ecoimpact.co.za
Subject: Darling Green Estate

Goeiedag Nicolaas,

Ek vertrou dit gaan goed.

Kan jy my moontlik met inligting verskaf rakende die voorgestelde ontwikkeling op Darling.

Ek verlang basies meer inligting rakende wat die voorgestelde ontwikkeling alles behels? As ek nou reg is, word 118 spasies vir die ontwikkeling vir huise beplan, 'n voedsel -en kunsmark, 'n aftreecoord ens?

Wat is die beplande datum vir konstruksie, asook die voltooiingsdatum?

Wie is die eienaar?

Hoe groot is die ontwikkeling? 64 ha?

Wat die voorgestelde ontwikkeling se hoof fokus is?

Die voorgestelde ontwikkeling word beoog op die Apolis-vleiland area net buite die dorp, reg?

Ek hoor graag van jou.

Vriendelike groete

Charlotte

Joemalis vir dié courant op Malmesbury

Yolandie Henstock

From: Darling 2 <darling2@retail.spar.co.za>
Sent: Monday, August 6, 2018 11:57 AM
To: admin@ecoimpact.co.za
Subject: Darling Green Estate

Môre weer Nicolaas,

Met verwysing na ons gesprek vroeër hiermee net my versoek vir meer inligting rondom die ontwikkeling. Ek sal dan soos jy voorgestel het ook gaan kyk na die voorgestelde uitleg en enige kommentaar lewer waar van belang.

Net kortliks, my naam is Jannie Engelbrecht en my huis grens teen Plaas 4401, Darling waar die voorgestelde ontwikkeling kan plaasvind.

Groete,

Jannie Engelbrecht
Darling Spar
Mobile: 0825264914
E-pos: darling2@retail.spar.co.za
Faks: (022) 4922783



Yolandie Henstock

From: Jennifer Deverson <jenniferdeverson@gmail.com>
Sent: Tuesday, August 7, 2018 9:51 AM
To: Admin@ecoimpact.co.za
Subject: DARLING GREEN ESTATE ON FARM 4401, DARLING, MALMESBURY DISTRICT DEA&DP REFERENCE NUMBER: 16/3/3/6/7/1/F5/5/2097/18

Please register me as an interested and affected person regarding the above development.

Jennifer Deverson
5 Langeveldt View
Vygie Street
Darling

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From: Charles Withington (Office) [<mailto:charles@darlingwine.co.za>]
Sent: Friday, 20 July 2018 8:02 AM
To: admin@ecoimpact.co.za
Subject: Referenece No: 16/3/3/6/7/1/F5/5/2097/18 - Darling Green Estate

Attn: Johmandie


I refer to my telephone conversation of a few days ago with respect to registering as an "Interested and Affected" Party in this process and kindly ask that you put me on your information and distribution list.

I own a retail business in Darling and am always supportive of any income generating development that I will bring visitors, and more importantly, customer to our village. So said, I would be concerned about any development that could detract from that uniqueness of Darling that make is so attractive !

I look forward to hearing from you.

Yours

Charles Withington

Telephone: +27 22 492 3971 | Mobile Phone:  + 27 74 1941 711

Click here for detail : <http://www.chngpotiong.com/darling-wine-shop.html>

Yolandie Henstock

From: ma.pepino@gmail.com
Sent: Sunday, August 5, 2018 2:38 PM
To: Admin@ecoimpact.co.za
Cc: Shaun; Ulandi Classens
Subject: Darling Green Estate farm 4401.

Dear Nicolaas.

On behalf of ourselves as neighbours to the farm and as vice chairperson of Groeneheuvel Homeowners Association aka Langeveldt View estate, please register our joint interest and provide additional information about the intended development as this will have an impact on our immediate surroundings iro traffic, noise pollution and the aesthetic of our surroundings esp with a 254 unit development immediately opposite our properties.

Kind regards
Mario Pepino and Deon Burger
47 Vygje Street, Darling

∩

Sent from my Huawei Mobile

Yolandie Henstock

From: Rojean Jacobs <rojeanjacobs19880318@gmail.com>
Sent: Thursday, August 9, 2018 2:08 PM
To: admin@ecoimpact.co.za
Subject: Goeie dag Mnr. Nicolaas Hanekom. My naam is Rojean Jacobs en ek wil graag meer inligting he oor die nuwe ontwikkeling op Darling wanneer sal hierdie ontwikkeling plaasvind en gaan daar ook RDP huise gebou word.

admin@ecoimpact.co.za



**Western Cape
Government**

Transport and Public Works

ROAD NETWORK MANAGEMENT

Email: Grace.Swanepoel@westerncape.gov.za

tel: +27 21 483 4669

Rm 335, 9 Dorp Street, Cape Town, 8001

PO Box 2603, Cape Town, 8000

REFERENCE: 16/9/6/1-26/154 (Job 25564)

ENQUIRIES: Ms GD Swanepoel

DATE: 30 July 2018

Eco Impact
PO Box 45070
CLAREMONT
7735



Attention: Ms Y Henstock

Dear Madam

ERF 4401, DARLING: COMMENTS ON PRE-APPLICATION BASIC ASSESSMENT REPORT

1. Your letter to this Branch dated 13 July 2018 refers.
2. The application affects Main Road 215 of which this Branch is the Road Authority.
3. The SDP proposes an access to the development from Main Road 215 for which this Branch has previously not approved.
4. This Branch offers no objection to the continuation of the environmental process.
5. Detailed comment will be provided to the local authority in terms of the traffic issues upon receipt of the land use application which must include a Traffic Impact Statement addressing the following:
 - 5.1. Traffic generated by the new development and
 - 5.2. A proposed safe access to the development.

ENDORSEMENTS

1. Swartland Municipality
Attention: Ms DN Stellenberg (e-mail: swartlandmun@swartland.gov.za)

2. Eco Impact
Attention: Ms Y Henstock (e-mail: admin@ecoimpact.co.za)

3. District Roads Engineer
Ceres

4. West Coast District Municipality
Attention: Mr Dana van der Westhuizen (e-mail)

5. Mr ML Watters (e-mail)

6. Mr DD Fortuin (e-mail)





water & sanitation

Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

WESTERN CAPE PROVINCE

Private Bag X 16, Stellenbosch, 7501 / 10 Voortrekker Road, Bellville 7530
Tel #: (021) 941 6036 Fax #: (021) 941 6077

Enquiries : N. Ntobeni
Tel # : (021) 941 6140
Email : ntobeni2@dws.gov.za
Reference : 16/27/G10/JA/11

Attention: Mr Nicolaas Hanekom

EcolImpact Legal Consulting (Pty) Ltd
P. O. Box 45070
CLAREMONT
7735

Dear Sir

PRE-APPLICATION BASIC ASSESSMENT REPORT FOR THE DARLING GREEN ESTATE ON FARM 4401, DARLING

Reference is made to the above-mentioned document dated 13 July 2018 with reference number 16/3/3/6/7/1/F5/5/2097/18 from DEA&DP.

This Department has perused the abovementioned document for the proposed housing estate development and has the following comments:

- As mentioned on page 7 of the Report that "a proposed 30m development setback line from the Apolisviel". Therefore the 30 m would be within the regulated area which triggers a water use in terms of section 21 (i) altering the bed, banks, course and characteristics of a water course" and section 21 (c) "impeding or diverting the flow of water in a watercourse" of the National Water Act, 1998 (Act 36 of 1998).
- Please advise your client to apply for and obtain a Water Use Authorisation from this Department prior to commencing with any activity. As per Government Gazette No. 40229 in Government Notice 509 dated 28 August 2016, a Risk Matrix (Appendix A) must be completed. The risk matrix can be found on the Department's website www.dws.gov.za under Document Library – Documents – "Section 21 (c) and (i)" – click all scroll down to "Final Risk Assessment Matrix".
- It is noted that a pre-application meeting between yourself and the Department took place on 30 January 2018. Please note that as from January 2018, this Department **ONLY** accepts electronic water use applications.
- Water use applications can be submitted by following <http://www.dws.gov.za/projects.aspx> and then click on e-wulsaas.
- No pollution of surface water or ground water resources may occur due to any activity on the property.
- The DBAR does not provide information regarding the water provision and sewerage treatment for the housing estate. Please provide information regarding the raw/potable water supply (source & volumes), the sewer and sewerage (volume & treatment).



NATIONAL DEVELOPMENT PLAN
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water & sanitation

Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

- Measures to control illegal dumping of construction waste must be in place as this may result in pollution to the surface water run-off.
- All the requirements of the National Water Act, 1998 (Act 36 of 1998) regarding water use and pollution management must be adhered to at all times.

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

Yours sincerely

44 CHIEF DIRECTOR:

Signed by:

Designation:

Date:

WESTERN CAPE

M. Lintnaar-Strauss

Control Environmental Officer

31 July 2018



NATIONAL DEVELOPMENT PLAN
Our Future - make it work

6

CONSECUTIVE CLEAN AUDITS
2011 - 2016



Ons gee gestalte aan 'n beter toekoms
We shape a better future
Sakha ikusasa elingcono

Lêer verw/
File ref: 15/3/1

Navrae/Enquiries
Mr A J Burger

31 July 2018

Eco Impact
PO Box 45070
CLAREMONT
7735

Sir/ Madam

PUBLIC PARTICIPATION PROCESS ON THE DARLING GREEN ESTATE ON ERF 4401, DARLING

DEA&DP REFERENCE NO: 16/3/3/6/7/1/F5/5/2097/18

Your letter dated 11 July 2018, regarding the subject refers.

Erf 4401, Darling is zoned residential zone 1 in terms of Schedule 2 of the Swartland Municipal Land Use Planning By-Law (PK 7741, dated 3 March 2017).

A land use application needs to be made in terms of Section 25(2) of the Swartland Municipal Land Use Planning By-law (PK 7741, dated 3 March 2017) in order to obtain the correct land use rights for the proposed development.

Yours faithfully


MUNICIPAL MANAGER
per Department Development Services
AJB/ds



SCIENTIFIC SERVICES

postal Private Bag X5014 Stellenbosch 7599
physical Assogaalbosch Nature Reserve Jonkerhoek
website www.capenature.co.za
enquiries Alana Duffell-Carham
telephone +27 21 866 8000 fax +27 21 866 1523
email aduffell-carham@capenature.co.za
reference SSD14/26/1/8/5/1103_Mine_Sand_Kalbakraal
date 03 August 2018

Yolande Henstock
EcoImpact
PO Box 45070
Claremont
7735

By email: admin@ecoimpact.co.za

Dear Ms Henstock

RE: Proposed "At Darling Green Estate" on Farm 4401, Darling, Malmesbury – pre-application Draft Basic Assessment Report.
DEA&DP Ref: 16/3/3/6/7/1/F5/5/2097/18

CapeNature would like to thank you for the opportunity to comment on the pre-application Draft Basic Assessment Report and wish to make the following comments:

1. The proposed development site was historically covered by Swartland Granite Renosterveld, which is a Critically Endangered ecosystem. However, most of the proposed development site has been transformed by agricultural activities. The pan (Adonisvlei) on site is however, of high conservation value and has been determined as aquatic Critical Biodiversity Area.
2. The specialist studies were conducted in 2008 (botanical) and 2009 (freshwater). Although much of the information regarding the biodiversity features on site is still relevant, the consideration of impacts and the mitigation thereof (including the recommended buffer) were based on the assumption that a golf course would be developed on the site and not a housing estate. In addition, the studies were not conducted at the ideal time of year and a follow-up spring survey of the pan and surrounding area was recommended by the botanical specialist and we support this recommendation. The findings of an updated wetland study conducted between July and September should then inform the rehabilitation recommendations for the pan and location of any nearby structures such as boardwalks.
3. The proposed development will involve a considerable amount of hard surfaces, compared to a golf course. This will result in a large amount of runoff. Stormwater must not be allowed to enter the pan as this will possible change the seasonal nature of the pan which must be maintained. Runoff may also affect the water quality in the pan especially if it contains fertilizers or other pollutants.

The Western Cape Nature Conservation Board trading as CapeNature
Board Members: Prof Denver Hendricks (Chairperson), Prof Gavin Maseveldt (Vice Chairperson), Ms Marguerite Bond-Smith, Mr Marilyn Burton, Dr Colin Johnson, Prof Aubrey Reddinghubs, Mr Paul Slack

4. One of the site layouts refers to the development as an "Equestrian Development". If horses are to be allowed on the site, these impacts need to be specifically addressed, especially with regard to access to the pan, buffer area and surrounding public open space. Horses can cause degradation by grazing, trampling and transferring of alien seeds.
5. The pan and open space area should be clearly demarcated as a no-go area during construction and the ECO should visit this site frequently to ensure no transgressions have occurred.
6. Small holding style development tends to promote urban sprawl and the need and desirability of the development should be carefully considered in light of the fact that urban infill and densification is the preferred means of meeting housing demands.

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

Yours sincerely



Alana Duffell-Canham
For: Manager (Scientific Services)



The Western Cape Nature Conservation Board trading as CapeNature

Board Members: Prof Denwar Hendricka (Chairperson), Prof Gavin Manewald (Vice Chairperson), Ms Merguerite Bond-Smith, Mr Mervyn Burton, Dr Colin Johnson, Prof Aubrey Reddinghubs, Mr Paul Slack



DEA&DP REFERENCE NUMBER: 19/2/5/3/F5/5WL0135/18

The Director/s
Eco Impact Legal Consulting (Pty) Ltd.
P.O. Box 45070
CLAREMONT
7735

Cell: 072 240 3092

Tel: +27(0) 21 671 1660

Email: admin@ecoimpact.co.za

For attention: Nicolaas Hanekom

COMMENTS ON THE PRE-APPLICATION BASIC ASSESSMENT REPORT AT DARLING GREEN ESTATE ON FARM 4401, DARLING, MALMESBURY DISTRICT

Dear Mr. Nicolaas Hanekom

1. The Pre-Application Basic Assessment Report for At Darling Green Estate on Farm 4401, Darling, Malmesbury District, dated July 2018 that was received by the Department on 13 July 2018, refers.
2. The Department has reviewed the documentation and wish to make the following recommendations:
 - The scale of the operation requires a comprehensive waste management plan that must include the elements discussed below.

2.1 Construction Phase:

- All green waste generated during the site clearing phase must be beneficiated at any approved municipal or private facility.
- It is noted that construction and demolition waste will be recycled on site where possible. It is recommended that the residual waste be taken to an approved recycling or municipal waste disposal facility. The applicant can source a copy of the guideline on the management of C&D waste from the Directorate: Waste Management at DEA&DP. The contact person is Dean Gilbert Tel: 021 483 8336

2.2 Operational Phase:

- Consult with and gain in-principle approval from the Swartland municipality confirming that sufficient capacity exists for treating and/or disposing of waste generated by the development. Provide written confirmation thereof.

- The EMPr does indicate that waste will be recycled on site. However, it does not specify the methodology for separating the various waste types that will be generated on site. The Department has initiated a 10-year organic waste to landfill ban and hence will advise any development to prioritise the separation and diversion of this waste type from our overstretched landfill sites. Alternative treatment technologies for beneficiating this waste type must be considered.
- Separation at source is critical to beneficiate the waste so that it is diverted from municipal waste disposal sites. A detailed separation at source action plan indicating how the waste generated by each activity will be managed e.g. stall holders and the general public when the market operates: waste emanating from the retirement village and crafters on site etc.
- The City's level 68 water restrictions remain in place until water levels have normalised. The use of municipal water would need to be strictly monitored as not to place a burden on the water supply.
- Chapter 3 of the National Water Act (Act No. 36 of 1998) provides direction on the protection of water resources which is fundamentally related to their use, development, conservation, management and control. This is available at the following link: http://www.dwa.gov.za/Documents/Legislature/nw_act/NWA.pdf

3. Kindly quote the aforementioned reference number in any future correspondence in respect to this application.
4. The Directorate reserves the right to revise its initial comments and request further information based on any new information received.

Yours faithfully



BELINDA LANGENHOVEN

DEPUTY DIRECTOR: WASTE POLICY AND MINIMISATION

DATE: 07-08-2018

**WESKUS DISTRIKSMUNISIPALITEIT
WEST COAST DISTRICT MUNICIPALITY**

Rig alle korrespondensie aan:
Address all correspondence
to:

**MUNISIPALE BESTURDER/
MUNICIPAL MANAGER**

Navrae/Enquiries : Doretha Kotze
Verw.Nr./Ref. No.: 13/2/12/1/1



Postbus / P O Box 242
MOORREESBURG, 7310

Telefoon/Phone (022) 433 8400
Faks/Fax Nr. 086 6926 113

E-Mail Adres/Address :
westcoastdm@wcdm.co.za

7 August 2018

ATTENTION: YOLANDIE HENSTOCK
Email: admin@ecoimpact.co.za

Eco Impact
PO Box 45070
CLAREMONT
7735

Madam

**PRE-APPLICATION BASIC ASSESSMENT REPORT: PROPOSED DARLING
GREEN ESTATE ON FARM 4401, DIVISION MALMESBURY**

1. I refer to your letter dated 13 July 2018 and the Pre-Application BAR for the proposal.
2. Farm 4401 is situated inside the urban edge of Darling and is earmarked for Mixed Density Residential and Commercial purposes in the Swartland Municipality's SDF for Darling.
3. Farm 4401 has largely been transformed by agricultural activities. However, the Apolisvlei Wetland on the land unit must not be negatively impacted during development. The layout indicates that the wetland will be protected by incorporation into the Private Open Space Zone of the development. Furthermore, several mitigation measures are recommended.
4. The West Coast District Municipality therefore has no objection to the proposal provided the necessary mitigation measures are incorporated into the EMP to prevent degradation of the wetland and surrounds.

Yours faithfully



MR D JOUBERT
MUNICIPAL MANAGER



REFERENCE: 16/3/3/6/7/1/F5/5/2097/18

ENQUIRIES: Hassan Parker

Eco Impact Legal Consulting (Pty) Ltd
PO Box 45070
Claremont
7735

Tel.: (021) 671 1660

Fax: (021) 671 9976

Email: admin@ecoimpact.co.za

Attention: Yolandie Henstock

COMMENT ON THE BASIC ASSESSMENT REPORT (BAR), PRE-APPLICATION, FOR DARLING GREEN ESTATE ON FARM 4401, DARLING, MALMESBURY DISTRICT.

The Directorate: Pollution and Chemicals Management (D: PCM) acknowledges receipt of the Pre-BAR on 13 July 2018 for the proposed development and has the following comments:

1. In the event of a significant spill or leak of hazardous substances (petrol, diesel, cement, etc.) during construction phase of the activity, such an incident(s) must be reported to all relevant authorities, including the D: PCM in accordance to Section 30 (10) of the National Environmental Management Act (NEMA) (Act 107 of 1998), pertaining to the control of emergency incidents;
2. The use of potable water is, as far as possible, to be avoided during the construction phase of the proposed activity;
3. Storm-water runoff must be controlled to ensure that on-site activities do not culminate in off-site pollution or sedimentation of water ways especially into the identified seasonal wetland;
4. No storm water must be directed to the seasonal wetland;
5. No alien vegetation must be allowed to be established especially in the wetland's precinct. Regular reviews must be completed to eradicate aliens should it be established;
6. The management sewage is not described. Has the local municipality indicated spare capacity to treat the sewerage or will the waste be treated on-site. Please be specific;
7. Indicate the proposed water demand requirements and provide proof of assurance from the proposed bulk water supplier (municipality);
8. Indicate the proposed operational plan for irrigation, bearing in mind that the D: PCM does not support utilising potable water for irrigation purposes;

9. The D: PCM supports the implementation of a water quality monitoring plan, and that results be made available on request to the directorate;
10. The proposed mitigation measures as proposed in this application must be maintained and adhered to at all times to prevent soil and water contamination.

Kindly be informed that the D: PCM reserves the right to review the above-mentioned comments, should additional information come to light.

Please contact Hassan Parker should you need to.

Yours faithfully,

AP 

Wilna Kloppers (Mrs.)
Director: Pollution and Chemicals Management

Date: 14 August 2018

EIA REFERENCE: 16/3/3/6/7/1/F5/5/2097/18
ENQUIRIES: AYESHA HAMDULAY
DATE OF ISSUE: 2018-08-15

The Board of Directors
 AT Darling Green Estate (Pty) Ltd
 22B Church Street
DURBANVILLE
 7550

Attention: Mr Klaus-Gustav Göbel

Tel.: (021) 970 4600
 Fax: (021) 975 6780

Dear Sir

COMMENT ON THE PRE-APPLICATION BASIC ASSESSMENT REPORT IN TERMS OF THE NATIONAL ENVIRONMENTAL MANAGEMENT ACT, 1998 (ACT NO. 107 OF 1998) ("NEMA") AND THE ENVIRONMENTAL IMPACT ASSESSMENT ("EIA") REGULATIONS, 2014 (AS AMENDED): THE PROPOSED DEVELOPMENT OF A GREEN ESTATE ON THE FARM NO. 4401, DARLING

1. The abovementioned document with cover letter dated 03 July 2018, received by this Department on the same date, refers.
2. The proposed development of a Green Estate on the Farm No. 4401, Darling has been revised to entail an approximately 66ha area being used for the establishment of the following:
 - Approximately nine (9) erven of approximately 1ha;
 - Approximately twelve (12) erven of approximately 0.5ha;
 - Approximately thirty (30) erven of approximately 0.2ha;
 - Approximately sixty-six (66) erven of approximately 0.125ha;
 - A crafters village consisting of between 100-130 units;
 - A retirement village consisting of approximately 254 units;
 - A food and craft market; and
 - Open space erven to protect the Apollisvlei wetland and associated buffer areas.
3. Alternatives
 This Department notes that the preferred alternative and the no-go alternative have been investigated. Please be advised that in terms of the NEMA and EIA Regulations, 2014 (as amended), the investigation of alternatives is mandatory. All alternatives identified must be determined to be feasible and reasonable. Please ensure that alternatives have been investigated in accordance with the Guideline on Alternatives (March 2013).

07th Floor, 1 Dorp Street, Cape Town, 8001
 Tel.: +27 21 483 0756/3185 Fax: +27 21 483 4372
 E-mail: Ayesha.Hamdulay@westerncape.gov.za

Private Bag X9086, Cape Town, 8000
www.westerncape.gov.za/eadp

Ayesha

From:

To: *00219756780

15/08/2018 18:23

#222 P.002/005

4. Public Participation Process ("PPP")

A PPP that meets the requirements of Regulation 41 of the EIA Regulations, 2014 (as amended) must be undertaken. You are advised that public participation may be undertaken prior to the submission of the application, although this is not mandatory. It is the Environmental Assessment Practitioner's ("EAP") discretion at what stage the requirements of Regulation 41 are met, whether during the pre-application process or formal application process. You are reminded that a period of at least 30 days must be provided to all potential and registered Interested and Affected Parties ("I&APs") to submit comment on the Basic Assessment Report and EMPr.

In terms of Section 24O (2) and (3) of the NEMA and Regulations 7(2) and 43(2) of the EIA Regulations, 2014 (as amended), 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. **Please note that the 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 the NEMA in the Basic Assessment Report, where appropriate. It is noted that, amongst others, the following State Departments and Organs of State must be consulted during the EIA process as part of the PPP:

- 4.1. CapeNature;
- 4.2. Heritage Western Cape;
- 4.3. Swartland Municipality;
- 4.4. West Coast District Municipality;
- 4.5. The Western Cape Government: Agriculture;
- 4.6. Western Cape Government: Environmental Affairs and Development Planning – Pollution and Chemicals Management;
- 4.7. Western Cape Government: Environmental Affairs and Development Planning – Waste Management;
- 4.8. Western Cape Government: Environmental Affairs and Development Planning – Air Quality Management;
- 4.9. Western Cape Government: Transport and Public Works; and
- 4.10. The National Department of Water and Sanitation.

In terms of good environmental practice, you are encouraged to engage with State Departments and other Organs of State in the pre-application phase or early in the EIA process to solicit their inputs on any of their requirements to be addressed in the EIA process. Please note that this does not replace the requirement of making the Basic Assessment Report available to State Departments as stipulated above.

The person conducting the PPP must fulfil the requirements outlined in Chapter 6 of the EIA Regulations, 2014 (as amended) and must take into account any applicable Guidelines published in terms of Section 24J of the NEMA, this Department's Circular EADP 0028/2014 on the "One Environmental Management System" and the EIA Regulations, 2014 (as amended), as well as any other guidance provided by this Department. Note that the public participation requirements are applicable to each proposed site alternative.

5. Specific Fee Reference Number

This Department reminds you that the "Request for a Specific Fee Reference Number" form must be completed and submitted to this Department prior to submission of the formal application for the abovementioned development proposal. Upon receipt of the Specific Fee Reference Number, the number must be inserted into the Application Form for Environmental Authorisation

6. Water Crisis

Your attention is drawn to fact that the Western Cape has been experiencing a severe drought. In light of the current water crisis being experienced in the Western Cape, water must be used wisely during all phases of any development. No potable water must be used as far as possible and alternative methods to save water must be implemented.

7. Social and Gender Considerations

You are reminded that the social context of the proposed development must always be considered. This includes the impact that the development proposal may have on the prevalence of HIV/AIDS, sexually transmitted infections ("STI") and Tuberculosis ("TB"), as well as equity and gender related concerns.

8. Declaration Pages

It is noted that the EAP did not sign and include the relevant declaration forms as part of the pre-application Basic Assessment Report. Please ensure that the declarations are completed by the applicant and EAP and must be duly dated and the signature thereon must be original. All reports must contain the relevant declaration forms, including all pre-application reports.

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 to this Department. Furthermore, by signing the 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.

Please also ensure that specialist professionals sign the relevant declarations pages and that these declaration pages are duly dated and contain original signatures as well.

9. Heritage Western Cape

It is noted in the letter from Heritage Western Cape dated 23 July 2008 that no mitigation measures are required for the development proposal in terms of Section 38 of the National Heritage Resources Act, 1999 (Act No. 25 of 1999).

10. Listed Activities

The following listed activities are applicable to the development proposal and have been included in the pre-application consultation SAR:

Item 9 of GN No. 983 (as amended):

"The development of infrastructure exceeding 1 000 metres in length for the bulk transportation of water or storm water—

- (i) with an internal diameter of 0,36 metres or more; or
- (ii) with a peak throughput of 120 litres per second or more; excluding where—
 - (a) such infrastructure is for bulk transportation of water or storm water or storm water drainage inside a road reserve or railway line reserve; or
 - (b) where such development will occur within an urban area."

Item 24 of GN No. 983 (as amended):

"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 345 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

(c) which is 1 kilometre or shorter."

Item 28 of GN No. 2.963 (as amended):

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

(i) will occur inside an urban area, where the total land to be developed is bigger than 5 hectares; or

(ii) will occur outside an urban area, where the total land to be developed is bigger than 1 hectare;

excluding where such land has already been developed for residential, mixed, retail, commercial, industrial or institutional purposes."

11. EIA Requirements
Please ensure that the minimum requirements of the EIA process stipulated in the Appendices to the EIA Regulations, 2014 (as amended), i.e., Appendices 1 and 6, are met during the formal EIA process.
12. This Department awaits the submission of the Application Form for Environmental Authorisation prescribed by the EIA Regulations, 2014 (as amended). Please note that at least one (1) printed copy and one (1) electronic copy (saved on CD/DVD) of the Application Form for Environmental Authorisation must be submitted.
13. Please note that the pre-application consultation is an advisory process and does not pre-empt the outcome of your future application which may be submitted to this Department. No information provided, views expressed and/or comments made by officials during the pre-application consultation should in any way be seen as an indication or confirmation that additional information or documents will not be requested or of the outcome of the application.
14. Kindly quote the abovementioned reference number in any future correspondence in respect of the application.
15. Please note that the activity must not be commenced with prior to an Environmental Authorisation being granted by this Department. If it is prohibited in terms of Section 24f of the NEMA for a person to commence with a listed activity unless the Competent Authority has granted an Environmental Authorisation for the undertaking of the activity. Failure to comply in terms of this prohibition will result in the matter being referred to the Environmental Law Enforcement Directorate of this Department for possible prosecution. A person convicted of an offence in terms of the above is liable for a fine not exceeding R5 000 000 or to imprisonment for a period not exceeding 10 years, or to both such fine and imprisonment.

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

Yours faithfully

Mr. M. J. M. M. M.

HEAD OF COMPONENT

DEVELOPMENT MANAGEMENT – REGION 1

DEPARTMENT OF ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING

Copied to: (1) Nicolaas Hanekom

(Eco Impact)

Fax: (021) 671 1660



TABLE: 5 COMMENTS & RESPONSES REPORT FOR FINAL BAR

STAKEHOLDER / I&AP	DATE	COMMENT	RESPONSE
Heritage Western Cape Att: Waseefa Dhansay	17/01/2019	Please note the comment dated 23 July 2008 still stands.	Noted.
Department of Water & Sanitation Att: N. Ndobeni	27/11/2018	<p>Reference is made to the above-mentioned document dated 13 November 2018 with reference number 16/3/3/6/4/1/F5/5/2097/18 from DEA&DP.</p> <p>The Department has perused the above mentioned document for the proposed development and have the following comments.</p> <ul style="list-style-type: none"> • As per the Report on page 5 “the construction of the Green Estate will take place within a 500 m boundary radius of the Apolisvlei wetland”. This triggers water users in terms of “section 21 (c) impending/diverting the flow of water in a watercourse and section 21(i) altering the bed, banks, course and characteristics of a watercourse” of the National Water Act, 1998 (Act 36 of 1998). A water use authorisation must be applied for an obtained prior to construction of the Green Estate. • Please advise your client to apply for and obtain a Water Use Authorisation form this Department prior to commencing with any of the activities. As per Government Gazette No. 40229 in Government Notice 509 dated 28 August 2016. A Risk Matrix (Appendix A) must be completed. The risk matrix can be found on the Department’s website www.dws.gov.za under Document Library – Documents- “Section 21 (c) and (i)” – click all scroll down to “Final Risk Assessment Matrix:. • You are hereby advised to arrange for a water use authorisation pre-application meeting as soon as possible with the Department to advise on the water use 	<p>Correct. Application for WUA in process.</p> <p>Noted. Application for WUA in process.</p> <p>Noted.</p>

		<p>authorisation process.</p> <ul style="list-style-type: none"> • Please note that as from January 2018, this Department ONLY accepts electronic water use applications. • Water use applications can be submitted by following http://www.dws.gov.za/projects.aspx and then click on e-wulaas. • With regards to the Risk Assessment Matrix, a peer review by a SACNASP Professional aquatic scientist must be done. The peer reviewed Risk Assessment Matrix must be submitted to this Department via email to the abovementioned email address. • Kindly provide details of the infrastructure to be constructed within 500 m from the boundary of the Apolisvlei wetland and the associated impacts. • Please provide information regarding the bulk water supply and sewerage management from the estate development. <p>Please do not hesitate to contact the above office should there be any queries.</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted. Please find attached reviewed and amended Risk Matrix. The risk matrix was replaced with the reviewed and revised one attached under specialist Appendix G.</p> <p>Details of the infrastructure proposed is included in the revised risk matrix.</p> <p>Please refer to the engineers services report and confirmation of service provisions attached Appendix E.</p>
DEA&DP: Waste Management Att: Alicia Le Roux	03/12/2018	<ol style="list-style-type: none"> 1. The Draft Basic Assessment Report for At Darling Green Estate on Farm 4401, Darling, Malmesbury District, dated November 2018 that was received by the Department on 13 November 2018, refers. 2. The Departments' pre-application comments as submitted and signed on the 7th August 2018 has been adequately addressed in this Draft Basic Assessment Report at Darling Green Estate on Farm 4401, Darling, Malmesbury District. No further comment is therefore required for the draft basic assessment report. 3. Kindly quote the aforementioned reference number in any future correspondence in respect to this application. 	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p>
Cape Nature Att: Alana Duffell-Canham	07/12/2018	Cape Nature would like to thank you for the opportunity to comment on the Draft Basic Assessment Report. Our	Noted.

		<p>previous comments dated 03 August have reference. Some of our previous comments are reiterated below for context.</p> <p>The proposed development site was historically covered by Swartland Granite Renosterveld, which is a Critically Endangered ecosystem. However, most of the proposed development site has been transformed by agriculture activities. The pan (Adonisvlei) on site is however, of high conservation value and has been determined as aquatic Critical Biodiversity Area.</p> <p>We note that the report stated that a spring study has been conducted. Note that the DBAR (page 6 and 72) states that a spring study should be conducted and then goes on to say that it has been conducted. Please correct this to avoid confusion. The only information provided includes a list of species a separate report should have been included regarding the spring survey which should also include recommendations for future monitoring to ensure that the conditions of the wetland is maintained or improved. we also requested that an updated wetland study be conducted and that this study should inform and rehabilitation measures required as well as the location of paths and boardwalks around the wetland area. The "Water Use Authorisation Risk Matrix" provides some broad recommendations but some more specific recommendations should be provided, for example where exactly the boardwalks should be located. An engineering plan/diagram for storm water management should also be provided. The paragraph in the letter from SKCM is not sufficient.</p> <p>To clarify point 6 in our previous letter, the comment regarding densification refers to infilling of existing settlement areas and not to new development sites on the outskirts (even if included in the urban edges).</p> <p>CapeNature reserves the right to revise initial comments and</p>	<p>Correct. Reported as such.</p> <p>Noted. Revised BAR attached was corrected.</p> <p>Noted. Please refer to revised and reviewed Freshwater impact assessment and risk matrix.</p> <p>Please find attached stormwater management plan Appendix G.</p> <p>Noted. The Swartland Municipality is in process to investigate infill opportunities. There is currently a application in Darling North to apply for infill development opportunities.</p>
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		request further information based on any additional information that may be received.	
Swartland Municipality Att: Mr A J Burger	19/11/2018	Your email dated 13 November 2018, regarding the subject refers. Erf 4401, Darling is zoned residential zone 1 in terms of Schedule 2 of Swartland Municipal Land Planning By-law (PK 7741, DATED 3 March 2017) in order to obtain in the correct land se rights for the proposed development.	Noted. The BAR was revised to reflect the information.
DEA&DP: Pollution & Chemicals Management Att: Hassan Parker	10/12/2018	The Directorate: Pollution and Chemicals Management (D:PCM) has previously commented on the pre-application BAR for the proposed development and is satisfied that issues raised are being addressed, however, it appears that an irrigation plan has not been included in the Draft BAR. Kindly be informed that the D: PCM reserves the right to review the comments produces should additional information come to light. Please contact Hassan Parker should you need to.	Noted. Please take note that there is no formal irrigation plan. Each property will develop its own landscape plan in terms of Swartland Municipal planning and building approval requirements which also take in consideration water restrictions. No treated effluent will be irrigated on site.
West Coast District Municipality Att: Doretha Kotze	10/12/2018	The West Coast District Municipality does not wish to offer any additional comments on the proposal other that the comments contained in the attached letter submitting during the Pre-Application Phase.	Noted.
Cape Coast Biosphere Att: Ms Sharon C February	13/12/2018	Thank you for providing us with the opportunity to comment on the development 'AT DARLING GREEN ESTATE ON FARM 4401, DARLING, MALMESBURY DISTRICT DEA&DP.' The Cape Wester Coast Biosphere Reserve (CWCBR), of the UNESCO: Man and Biosphere Programme, aims to implement sustainable development principles along the West Coast, in addition to integrating rapid growth with biodiversity and heritage conservation. The CWCBR extent from the Diep River in the shout to the Berg River in north and inland to Malmesbury and therefore the proposed development is located within the CWCBR. In this regard, please see the CWCBR comments below.	Noted.

		<p>Firstly, it is important to note that we at the CWCBR is delighted to have an eco- or green Estate within our boundaries and we fully support the initiative of Green Estate developments. It is, however, of utmost importance that all rules and regulations with regards to green buildings be adhered to during the construction of the estate, as well as the day to day operations. This includes the use of green building materials and construction methods throughout the development, and not just where possible. Waste and spillage during construction must be kept to a minimum through correct methods and monitoring practices.</p> <p>It is also the utmost importance that the technology alternatives (page 31-32 of the BAR) not only be considered but implemented. Water systems must be designed with water saving methods in mind: rainwater must be harvested and used; greywater systems must be put place in all building developments; and rainwater must be able to seep back into the ground in order to hydrate the wetland and groundwater resources. Green energy systems (solar panels or any other clean energy alternative) must be included in the planning and implementation of each building within the estate (domestic and other).</p> <p>The West Coast is proud of our wildflowers and it is important that the gardens of this estate reflect that. Only natural vegetation (as permitted by CapeNature) must be used in both the communal and the domestic gardens. No chemical herbicide or pesticide should be permitted in order to reduce chemical pollution to the environment and damage to any natural vegetation by inhabitation (including pets) must be prevented at all cost. This include the Apolisvlei, which must be protected and kept in its natural state. It is important to note that the construction activities will be stimulated the germination and spread of various</p>	<p>Noted.</p> <p>Noted. Included in technological alternatives and recommend that these be included in the EA as conditions.</p> <p>Noted. Refer to responses above.</p> <p>Noted. Recommend that this be included as an EA condition.</p> <p>Refer to management recommendation w.r.t the Apolis vlei included in Freshwater Impact Assessment report and included in EMPr.</p>
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		<p>alien vegetation, including <i>Acacia saligna</i> (Port Jackson) and <i>Echium plantagineum</i> (Patterson’s Curse) and an active management plan for alien vegetation control must be in place and fully implemented.</p> <p>Recycling should also be of utmost importance, and recycling at source must be implemented ; organic material must be separated and reused within the estate; glass, tin and plastic products must be separated at the source and sent for recycling purposes only.</p> <p>Sustainable Development</p> <p>The CWCBR strongly promotes and supports sustainable development, and in the case that job opportunities are created via the activities of the proposed Estate in Darling, the CWCBR strongly recommends that these opportunities are first and foremost given to the local community in order to promote local welfare.</p> <p>Biodiversity and Ecology</p> <p>It is clear that the Apolisvlei wetland is the only natural vegetation type, which is highly endangered and is important in order to meet vegetation type thresholds. It also provides refuge for species that are of conservation concern, especially those listed as critically endangered. Thus , if the proposed development removes intact vegetation on the proposed site and if a significant reduction of the development footprint to avoid areas of conservation concern is not possible, then mitigation is obviously inadequate and the logical next step that a biodiversity offset must be defined. It is important to acknowledge that adequate and preventative methods must be taken in order to ensure that the environmental impacts remain as low as possible.</p> <p>Monitoring:</p> <p>An independent Environmental Control Offices (ECO) must</p>	<p>Noted. Included in EMPr.</p> <p>Noted. Recommend that the department consider including it as an EA condition.</p> <p>Correct. Refer to mitigation and management requirements included in the Freshwater Impact assessment report and EMPr.</p> <p>Noted. Included in the EMPr. Refer to revised EMPr.</p>
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		<p>be appointed to oversee the construction phase and operational phase of the development. Monitoring must be according to the approval Environmental Management Plan (EMP) and regular reports must be submitted by the ECO indicating compliance or non-compliance. And Environmental Monitoring Committee (EMC) must be established that includes representatives of the developers, DEA&DP, the ECO and civil society. The EMC should continue through to the operational phase of the development. A Monitoring programme must be established to determine the potential increase of pollutants emitted by the proposed development; this must be included baseline data prior to the initiation of operations.</p> <p>The CWCBR acknowledges that there are steps to be taken to ensure electricity and water wise technologies and green tips already taken into consideration, however we strongly recommend that these considerations are implemented fully as it is of utmost importance that the estate has little to no effect on the natural environments and ecosystems, as its name implies.</p>	<p>Noted. Recommend that the department included it as EA conditions.</p>
Dept of Transport: Road Network Management	21 December 2018	<ol style="list-style-type: none"> 1. Your letter to this branch dated 13 November 2018 refers. 2. This Branch offers no objection to the issuing of Environmental Authorisation in terms of the National Environmental Management Act 107 of 1998. 3. Detailed comment will be provided to the local authority in terms of the traffic issues upon receipt of the land use application which requires the TIA to be updated as it is more than 5 years old. 	<p>Noted. Noted. Noted.</p>
Western Cape Department of Agricultural	10 December 2018	<p>Your application of 13 July 2018 has reference, Please note that the land is used for agricultural purposes and it is the mandate of the Western Cape Department of Agriculture to preserve agricultural land,</p>	<p>Noted.</p>

		<p>This application will be evaluated in terms of the Land Use Planning Act NOL 3 of 2014 (LUPA), Section 53 and in terms of Regulations 10 of LUPA.</p> <p>The Western Cape Department of Agriculture does not support the application due to the loss of agricultural land as well as sprawl,</p> <p>Please note that in terms of the Subdivision of Agricultural Land, Act no. 70 of 1970, section 3 (f) states: "no area of jurisdiction, local rea, development area, peri-urban area or other area referred to in paragraph (a) or (b) of the definition of agricultural land" in section 1, shall be established on, or enlarged so as to include, any land which is agricultural,,"</p> <p>In terms of above, the consent of the National Minister of Agricultural, Forestry and Fisheries (DAFF) must also be obtained.</p> <p>Please note: That this is comment to the relevant deciding authorities in terms of the Subdivision of Agricultural Land Act 70 of 1970.</p> <p>Kindly quote the above-mentioned reference number in any future correspondence in respect of the application,</p>	<p>Noted.</p> <p>Noted. Please take note that Erf 4401, Darling is zoned residential zone 1 in terms of Schedule 2 of Swartland Municipal Land Planning By-law (PK 7741, DATED 3 March 2017) in order to obtain in the correct land se rights for the proposed development. Please also find attached proof attached from the National Department of Agricultural. The property was also included in the urban edge of Darling and a study was conducted and approved following public participation and comments received from the Department of Agriculture. Please refer to attached Appendix_E_1_INCLUSION_AREA_URBAN_EDGE.</p> <p>Noted. Please refer to response above w.r.t zoning of the property.</p> <p>Noted. Please refer to attached comments from the National Department of Agricultural, Forestry and Fisheries (DAFF).</p> <p>Noted.</p> <p>Noted.</p>
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		The Department reserves the right to revise Initial comments and request information based on the information received.	Noted.
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Cor Van Der Walt
LandUse Management
Email: LandUse.Elsenburg@elsenburg.com
tel: +27 21 808 5099 fax: +27 21 808 5092

OUR REFERENCE : 20/9/2/2/5/618
YOUR REFERENCE : -
DEA&DP REFERENCE : 16/3/3/6/7/1/F5/5/2097/18
ENQUIRIES : Cor van der Walt

Eco Impact
PO Box 45070
CLAREMONT
7735

Att: Yolandie Henstock

**PRE-APPLICATION BASIC ASSESSMENT REPORT
CONSTRUCTION OF A GREEN ESTATE: DIVISION MALMESBURY
FARM NO 4401**

Your application of 13 July 2018 has reference.

Please note that the land is used for agricultural purposes and it is the mandate of the Western Cape Department of Agriculture to preserve agricultural land.

This application will be evaluated in terms of the Land Use Planning Act No. 3 of 2014 (LUPA), Section 53 and in terms of Regulations 10 of LUPA.

The Western Cape Department of Agriculture does not support the application due to the loss of agricultural land as well as sprawl.

Please note that in terms of the Subdivision of Agricultural Land, Act no. 70 of 1970, section 3 (f) states: "no area of jurisdiction, local rea, development area, peri-urban area or other area referred to in paragraph (a) or (b) of the definition of "agricultural land" in section 1, shall be established on, or enlarged so as to include, any land which is agricultural."

www.elsenburg.com

www.westerncape.gov.za

In terms of above, the consent of the National Minister of Agricultural, Forestry and Fisheries (DAFF) must also be obtained.

Please note:

- That this is comment to the relevant deciding authorities in terms of the Subdivision of Agricultural Land Act 70 of 1970.
- Kindly quote the above-mentioned reference number in any future correspondence in respect of the application.
- The Department reserves the right to revise initial comments and request further information based on the information received.

Yours sincerely



Mr. CJ van der Walt

LANDUSE MANAGER: LANDUSE MANAGEMENT

2018-10-12

Copies:

Directorate Land Use and Sustainable Resource Management
National Department of Agriculture
Private Bag X 120
PRETORIA
0001

Department of Environmental Affairs & Development Planning (J de Jongh)
1 Dorp Street
Cape Town
8000

West Coast District Municipality - Doretha Kotze
PO Box 242
MOORREESBURG
7310

Our Ref: HM/DARLING/PTN 11 OF FARM 577/PTN OF FARM 401

Enquiries: Celeste Booth
Tel: 021 483 9685
E-mail: Cbooth@pgwc.gov.za



23 July 2008

Mr J. Kaplan
PO Box 159
Riebeeck West
7306



PHASE 1 ARCHAEOLOGICAL IMPACT ASSESSMENT (AIA): PROPOSED DEVELOPMENT, PORTION 11 OF FARM 577 AND PORTION OF FARM 401, DARLING, WESTERN CAPE

The above matter was discussed at the Archaeology, Palaeontology and Meteorites (APM) Permit Committee meeting held on the 1 July 2008:

The following was noted for the proposed development:

1. Mr Graham Jacobs completed the Notification of Intent to Develop (NID).
2. The proposal is for a residential and golf course development.
3. One flaked quartzite cobble was found embedded in the soil close to the vlei in the northern portion of the proposed site.

Heritage Western Cape (HWC) agreed that:

1. The recommendations be approved.
2. No mitigation is required prior to the proposed development activities.
3. The developer is responsible for costs associated with further heritage related work.
4. Should any human remains be disturbed, exposed or uncovered during excavations and earthworks for the proposed project, all work must cease and immediately be reported to SAHRA (Ms Mary Leslie 0214624502), or HWC Ms Celeste Booth 021 483 9685).
5. Burial remains should not be disturbed or removed until inspected by the archaeologist.

Yours faithfully

Celeste Booth
Heritage Officer (Archaeology)
For: Accounting Authority: Heritage Resources Management Services.
Pp Heritage Western Cape

www.eapogateway.gov.za/culture_sport

Street Address: Protea Assurance Building, Green Market Square, Cape Town, 8000 • Postal Address: Private Bag X0067, Cape Town, 80
• Fax: +27 (0)21 483 9342 • E-mail: hwc@pgwc.gov.za



water & sanitation

Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

WESTERN CAPE REGIONAL OFFICE

Private Bag X 18, Senkenhof, 7802 / 62 Voorbeek Road, Bellville 7800
Tel #: (021) 941 9000 Fax #: (021) 941 6077

Enquiries : N. Ndobeni
Tel # : (021) 941 6140
Email : ndobeni2@dws.gov.za
Reference : 16/27/G10L/A/11

Attention: Mr Nicolaas Hanekom

EcoImpact Legal Consulting (Pty) Ltd
P. O. Box 45070
CLAREMONT
7735

Sent via email: admin@ecoimpact.co.za

Dear Sir

DRAFT BASIC ASSESSMENT REPORT FOR DARLING GREEN ESTATE ON FARM 4401, DARLING

Reference is made to the above-mentioned document dated 13 November 2018 with reference number 16/3/3/6/7/1/F5/5/2097/18 from DEA&DP.

The Department has perused the abovementioned document for the proposed cattle house expansion and has the following comments:

- As per the Report on page 5 "the construction of the Green Estate will take place within a 500 m boundary radius of the Apolisvlei wetland". This triggers water uses in terms of "section 21 (c) impeding/diverting the flow of water in a watercourse and section 21 (l) altering the bed, banks, course and characteristics of a watercourse" of the National Water Act, 1998 (Act 36 of 1998). A water use authorisation must be applied for and obtained prior to construction of the Green Estate.
- Please advise your client to apply for and obtain a Water Use Authorisation from this Department prior to commencing with any of the activities. As per Government Gazette No. 40229 in Government Notice 509 dated 28 August 2016. A Risk Matrix (Appendix A) must be completed. The risk matrix can be found on the Department's website www.dws.gov.za under Document Library – Documents – "Section 21 (c) and (l)" – click all scroll down to "Final Risk Assessment Matrix".
- You are hereby advised to arrange for a water use authorisation pre-application meeting as soon as possible with the Department to advise on the water use authorisation process.
- Please note that as from January 2018, this Department ONLY accepts electronic water use applications.
- Water use applications can be submitted by following <http://www.dwa.gov.za/projects.aspx> and then click on e-wulaas.



NATIONAL DEVELOPMENT PLAN
Our Future - make it work



water & sanitation

Department:
Water and Sanitation
REPUBLIC OF SOUTH AFRICA

- With regards to the Risk Assessment Matrix, a peer review by a SACNASP Professional aquatic scientist must be done. The peer reviewed Risk Assessment Matrix must be submitted to this Department via email to the abovementioned email address.
- Kindly provide details of the infrastructure to be constructed within 500 m from the boundary of the Apolisvlei wetland and the associated impacts.
- Please provide information regarding the bulk water supply and sewerage management for the estate development.

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

Yours sincerely

REGIONAL HEAD:

Signed by:

Designation:

Date:

WESTERN CAPE

M. Lintnaar-Strauss

Control Environmental Officer

27 November 2018



NATIONAL DEVELOPMENT PLAN
Our Future - make it work



DEA&DP REFERENCE NUMBER: 19/2/5/3/F5/5WL0135/18

The Director/s
Eco Impact Legal Consulting (Pty) Ltd.
P.O. Box 45070
CLAREMONT
7735



Cell: 072 240 3092

Tel: +27(0) 21 671 1660

Email: admin@ecoimpact.co.za

For attention: Nicolaas Hanekom

**COMMENTS ON THE DRAFT BASIC ASSESSMENT REPORT AT DARLING GREEN ESTATE
ON FARM 4401, DARLING, MALMESBURY DISTRICT**

Dear Mr. Nicolaas Hanekom

1. The Draft Basic Assessment Report for At Darling Green Estate on Farm 4401, Darling, Malmesbury District, dated November 2018 that was received by the Department on 13 November 2018, refers.
2. The Departments' pre-application comments as submitted and signed on the 7th August 2018 has been adequately addressed in this Draft Basic Assessment Report at Darling Green Estate on Farm 4401, Darling, Malmesbury District. No further comment is therefore required for the draft basic assessment report.
3. Kindly quote the aforementioned reference number in any future correspondence in respect to this application.

Yours faithfully

BELINDA LANGENHOVEN

DEPUTY DIRECTOR: WASTE POLICY AND MINIMISATION

DATE: 3/12/2018



SCIENTIFIC SERVICES

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website www.capenature.co.za
enquiries Alana Duffell-Canham
telephone +27 21 866 8000 fax +27 21 866 1523
email aduffell@capenature.co.za
reference SSD14/26/1/8/5/4401(erf)_557-11_House_Darling
date 07 December 2018

Yolandie Henstock
EcolImpact
PO Box 45070
Claremont
7735

By email: admin@ecoimpact.co.za

Dear Ms Henstock

RE: Proposed "At Darling Green Estate" on Farm 4401, Darling, Malmesbury – Draft Basic Assessment Report.

DEA&DP Ref: 16/3/3/6/7/1/F5/5/2097/18

CapeNature would like to thank you for the opportunity to comment on the Draft Basic Assessment Report. Our previous comments dated 03 August have reference. Some of our previous comments are reiterated below for context.

The proposed development site was historically covered by Swartland Granite Renosterveld, which is a Critically Endangered ecosystem. However, most of the proposed development site has been transformed by agricultural activities. The pan (Adonisvlei) on site is however, of high conservation value and has been determined as aquatic Critical Biodiversity Area.

We note that the report states that a spring study has been conducted. Note that the DBAR (page 6 and page 72) states that a spring study should be conducted and then goes on to say that it has been conducted. Please correct this to avoid confusion. The only information provided includes a list of species. A separate report should have been included regarding the spring survey which should also include recommendations for future monitoring to ensure that the condition of the wetland is maintained or improved. We also requested that an updated wetland study be conducted and that this study should inform any rehabilitation measures required as well as the location of paths and boardwalks around the wetland area. The "Water Use Authorisation Risk Matrix" provides some broad recommendations but some more specific recommendations should be provided, for example where exactly the boardwalks should be located. An engineering plan/diagram for storm water management should also be provided. The paragraph in the letter from SKCM is not sufficient.

To clarify point 6 in our previous letter, the comment regarding densification refers to infilling of existing settlement areas and not to new development sites on the outskirts (even if included in the urban edges).

The Western Cape Nature Conservation Board trading as CapeNature

Board Members: Prof Denver Hendricks (Chairperson), Prof Gay in Maneveldt (Vice Chairperson), Ms Marguerite Bond-Smith, Mr Mervyn Burton, Dr Colin Johnson, Prof Aubrey Reddinghuis, Mr Paul Slack

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

Yours sincerely



Alana Duffell-Canham
For: Manager (Scientific Services)



CONSECUTIVE CLEAN AUDITS
2011 - 2017



*Ons gee gestalte aan 'n beter toekoms!
We shape a better future!
Sibumba ikamva elingcono!*

Lêer verw/
File ref: 15/3/1

Navrae/Enquiries
Mr A J Burger

19 November 2018

Eco Impact
PO Box 45070
CLAREMONT
7735

Sir/ Madam

**DRAFT BASIC ASSESSMENT REPORT FOR THE DARLING GREEN ESTATE ON ERF 4401,
DARLING**

DEA&DP REFERENCE: 16/3/3/6/7/1/F5/5/2097/18

Your email dated 13 November 2018, regarding the subject refers.

Erf 4401, Darling is zoned residential zone 1 in terms of Schedule 2 of the Swartland Municipal Land Use Planning By-Law (PK 7741, dated 3 March 2017).

A land use application needs to be made in terms of Section 25(2) of the Swartland Municipal Land Use Planning By-law (PK 7741, dated 3 March 2017) in order to obtain the correct land use rights for the proposed development.

Yours faithfully


MUNICIPAL MANAGER
per Department Development Services
AJB/ds



PCM REFERENCE: 19/3/2/4/F5/5/PMIM/026/18
DEA&DP REFERENCE: 16/3/3/6/7/1/F5/5/2097/18
ENQUIRIES: Hassan Parker

Eco Impact Legal Consulting (Pty) Ltd
PO Box 45070
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Tel.: (021) 671 1660
Fax: (021) 671 9976
Email: admin@ecoimpact.co.za

Attention: Nicolaas Hanekom

COMMENT ON THE DRAFT BASIC ASSESSMENT REPORT (DBAR) FOR THE 'DARLING GREEN ESTATE', FARM 4401, DARLING, MALMESBURY DISTRICT.

The Directorate: Pollution and Chemicals Management (D: PCM) has previously commented on the pre-application BAR for the proposed development and is satisfied that issues raised are being addressed, however, it appears that an irrigation plan has not been included in the Draft BAR.

Kindly be informed that the D: PCM reserves the right to review the comments produced should additional information come to light.

Please contact Hassan Parker should you need to.

Yours faithfully,

PP

Wilna Kloppers (Mrs.)
Director: Pollution and Chemicals Management

Date: 10 December 2018

File Message ESET Adobe PDF

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Nicolaas - yolan... To Manager
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From: Doretha Kotze <dkotze@wcdm.co.za>
To: Yolandie Henstock
Cc: Collaborate Mailbox
Subject: RE: AT DARLING GREEN ESTATE ON FARM 4401, DARLING, MALMESBURY, DISTRICT. - DRAFT BAR

Message | WCDM comments Pre-Ap BAR Farm 4401 Aug 18.pdf (306 KB)

Ref: 13/2/12/1/1

ATTENTION: YOLANDIE HENSTOCK

Madam

The West Coast District Municipality does not wish to offer any additional comments on the proposal other than the comments contained in the attached letter submitted during the Pre-Application Pha

Regards

Doretha Kotze
Stads- en Streekbeplanner/Town and Regional Planner
Weskus Distriksmunisipaliteit
Langstraat 58 Long Street
Posbus 242 PO Box
MOORREESBURG 7310
Tel: 022 433 8523
West Coast District Municipality



From: Yolandie Henstock [mailto:yolandie@ecoimnact.co.za]

See more about: Doretha Kotze.

Windows taskbar with icons for Start, Internet Explorer, File Explorer, Google Chrome, and other applications.



P O Box 283
DARLING 7345

WEBSITE: <http://www.capebiosphere.co.za>
EMAIL: info@capebiosphere.co.za
TEL: 083 708 4007
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Ms. Yolandie Henstock
Administration
Eco Impact Legal Consulting (Pty) Ltd
P.O. Box 45070
Claremont
7735
By E-mail: yolandieecoimpact.co.za

13 December 2018

**CWCBR COMMENT ON THE "AT DARING GREEN ESTATE ON FARM 4401, DARLING, MALMESBURY DISTRICT
DEA&DP" – REFERENCE NO: 16/3/3/6/7/1/F5/5/2097/18**

Dear Ms Henstock

Thank you for providing us with the opportunity to comment on the development 'AT DARING GREEN ESTATE ON FARM 4401, DARLING, MALMESBURY DISTRICT DEA&DP.'

The Cape West Coast Biosphere Reserve (CWCBR), of the UNESCO: Man and Biosphere Programme, aims to implement sustainable development principles along the West Coast, in addition to integrating rapid growth with biodiversity and heritage conservation. The CWCBR extends from the Diep River in the south to the Berg River in the north and inland to Malmesbury and therefore the proposed development is located within the CWCBR. In this regard, please see the CWCBR comments below.

Firstly, it is important to note that we at the CWCBR is delighted to have an eco- or green Estate within our boundaries and we fully support the initiative of Green Estate developments. It is, however, of utmost importance that all rules and regulations with regards to green buildings be adhered to during the construction of the estate, as well as the day to day operations. This includes the use of green building materials and construction methods throughout the development, and not just where possible. Waste and spillage during construction must be kept to a minimum through correct methods and monitoring practices.

DIRECTORS

Ms SC February (Chair), ME Halvorsen (Vice- Chair), M Coetzee,
KHB Harrison, Ms H Slabig, D van Driel, AJ West

It is also of the utmost importance that the technology alternatives (page 31-32 of the BAR) not only be considered but implemented. Water systems must be designed with water saving methods in mind: rainwater must be harvested and used; greywater systems must be put place in all building developments; and rainwater must be able to seep back into the ground in order to hydrate the wetland and groundwater resources. Green energy systems (solar panels or any other clean energy alternative) must be included in the planning and implementation of each building within the estate (domestic and other).

The West Coast is proud of our wildflowers and it is important that the gardens of this estate reflect that. Only natural vegetation (as permitted by CapeNature) must be used in both the communal and the domestic gardens. No chemical herbicide or pesticide should be permitted in order to reduce chemical pollution to the environment and damage to any natural vegetation by inhabitants (including pets) must be prevented at all cost. This includes the Apolisvlei, which must be protected and kept in its natural state.

It is important to note that the construction activities will stimulate the germination and spread of various alien vegetation, including *Acacia saligna* (Port Jackson) and *Echium plantagineum* (Patterson's Curse) and an active management plan for alien vegetation control must be in place and fully implemented.

Recycling should also be of utmost importance, and recycling at source must be implemented; organic material must be separated and reused within the estate; glass, tin and plastic products must be separated at the source and sent for recycling purposes only.

Sustainable Development

The CWCBR strongly promotes and supports sustainable development, and in the case that job opportunities are created via the activities of the proposed Estate in Darling, the CWCBR strongly recommends that these opportunities are first and foremost given to the local community in order to promote local welfare.

Biodiversity and Ecology

It is clear that the Apolisvlei wetland is the only natural vegetation that remains on the property, however, the property is located within the Coastal Renosterbosveld vegetation type, which is highly endangered and is important in order to meet vegetation type thresholds. It also provides refuge for species that are of conservation concern, especially those listed as critically endangered. Thus, if the proposed development removes intact vegetation on the proposed site and if a significant reduction of the development footprint to avoid areas of conservation concern is not possible, then mitigation is obviously inadequate and the logical next step that a biodiversity offset must be defined. It is important to acknowledge that adequate



and preventative methods must be taken in order to ensure that the environmental impacts remain as low as possible.

Monitoring

An independent Environmental Control Officer (ECO) must be appointed to oversee the construction phase and operational phase of the development. Monitoring must be according to the approved Environmental Management Plan (EMP) and regular reports must be submitted by the ECO indicating compliance or non-compliance. An Environmental Monitoring Committee (EMC) must be established that includes representatives of the developers, DEA&DP, the ECO and civil society. The EMC should continue through to the operational phase of the development. A Monitoring programme must be established to determine the potential increase of pollutants emitted by the proposed development; this must include baseline data from prior to the initiation of operations.

The CWCBR acknowledges that there are steps to be taken to ensure electricity and water wise technologies and green tips already taken into consideration, however we strongly recommend that these considerations are implemented fully as it is of utmost importance that the estate has little to no effect on the natural environments and ecosystems, as its name implies.

Thanking you kindly



Ms. Sharon C. February

CHAIRMAN



Western Cape
Government

Transport and Public Works

ROAD NETWORK MANAGEMENT

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REFERENCE: 16/9/6/1-26/154 (Job 25564)

ENQUIRIES: Ms GD Swanepoel

DATE: 21 December 2018

Eco impact
PO Box 45070
CLAREMONT
7735

Attention: Ms Y Henstock

Dear Madam

ERF 4401, DARLING: COMMENTS ON BASIC ASSESSMENT REPORT

1. Your letter to this Branch dated 13 November 2018 refers.
2. This Branch offers no objection to the issuing of Environmental Authorisation in terms of the National Environmental Management Act 107 of 1998.
3. Detailed comment will be provided to the local authority in terms of the traffic issues upon receipt of the land use application which requires the TIA to be updated as it is more than 5 years old.

Yours faithfully

SW CARSTENS

For **CHIEF DIRECTOR: ROAD NETWORK MANAGEMENT**