

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 following newspaper: Eikestadnuss on the **27th of September 2018**.

The notice boards were placed on site on the **26th of September 2018**.

Forty-three (43) notices were sent via registered mail on **21th September 2018** to owners and occupiers of land adjacent to the site where the activity is undertaken. The notice requested them to register as Interested and Affective Parties (I&APs) and invited them to provide written comments together with the above reference number, their name, contact details and an indication of any direct business, financial, personal or other interest which they have in the application to the contact person indicated below within 30 days from the date of this notice. The notice also requested the owner to inform all persons residing on the property.

The Draft Report **was sent** to the following key Departments as well as all registered I&APs:

1. Cape Winelands District Municipality
2. CapeNature
3. DEA&DP Waste Management
4. DEA&DP Pollution Management
5. Department of Water and Sanitation
6. Stellenbosch Municipality
7. Department of Health
8. Department of Agriculture
9. Heritage Western Cape
10. DEA&DP Development Management
11. DEA&DP: Environmental Governance – Rectification (deciding authority)

STEPS TAKEN TO NOTIFY POTENTIALLY INTERESTED AND AFFECTED PARTIES

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

Potential I&APs were notified about the project by:

1. Fixing 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. The notice board was placed on site on 26th of September 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. Forty three (43) notices were sent via registered mail on 21st of September 2018 owners and occupiers of land adjacent to the site where the activity is undertaken.
3. Placing an advertisement in a local newspaper in compliance with the Regulations. An advert was placed in the Eikestadnuss on the 27th of September 2018 notifying the public of the development and inviting them to register as Interested and Affected Parties within 30 days.
4. Lists of Identified and Registered Interested and Affected Parties
This section of the report is included in compliance with the Regulations. This list includes the potential as well as the registered Interested and Affected Parties. The list of parties who were identified as potential I&APs as per the requirements of the Regulations and the list of parties who requested registration as an I&AP, and who are registered on the I&AP database for the project as required in terms of the Regulations were included. A Comments and Response Report from registered I&AP's will be included.
5. Workshop with Key Role players
No workshops were held.

**NOTICE SENT TO NEIGHBOURS
PUBLIC PARTICIPATION PROCESS**

SECTION 24G APPLICATION FOR THE UNLAWFUL EARTH MOVING ACTIVITY AND CONSTRUCTION OF ROCK GABIONS WITHIN A WATERCOURSE ON ERF 9445 IDAS VALLEY STELLENBOSCH

Notice is given of the public participation process commenced by Stellenbosch Municipality for the Section 24G Application (rectification of unlawful commencement of listed activities - excavation of soil in a watercourse and clearing of vegetation).

Location: Starking Road Lindida (erf 9445) Stellenbosch

Listed Activities:

Government Notice R. 983 Activity No(s):	Describe the relevant Basic Assessment Activity(ies) in writing as per Listing Notice 1 (GN No. R. 983,as amended)	Describe the portion of the development as per the project description that relates to the applicable listed activity
19	The infilling or depositing of any material of more than 10 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 10 cubic metres from a watercourse; but excluding where such infilling, depositing, dredging, excavation, removal or moving- (a) will occur behind a development setback; (b) is for maintenance purposes undertaken in accordance with a maintenance management plan; (c) falls within the ambit of activity 21 in this Notice, in which case that activity applies; (d) occurs within existing ports or harbours that will not increase the development footprint of the port or harbour; or (e) where such development is related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies.	Roads that cross a water course. Earth moving activity and construction of rock gabions within a watercourse.
Government Notice R. 985 Activity No(s):	Describe the relevant Basic Assessment Activity(ies) in writing as per Listing Notice 3 (GN No. R. 985, as amended)	Describe the portion of the development as per the project description that relates to the applicable listed activity

12	<p>The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan.</p> <p>(a) Western Cape provinces:</p> <p>i. Within any critically endangered or endangered ecosystem listed in terms of section 52 of the NEMBA or prior to the publication of such a list, within an area that has been identified as critically endangered in the National Spatial Biodiversity Assessment 2004;</p> <p>ii. Within critical biodiversity areas identified in bioregional plans;</p> <p>iii. Within the littoral active zone or 100 metres inland from high water mark of the sea or an estuarine functional zone, whichever distance is the greater, excluding where such removal will occur behind the development setback line on erven in urban areas;</p> <p>iv. On land, where, at the time of the coming into effect of this Notice or thereafter such land was zoned open space, conservation or had an equivalent zoning; or</p> <p>v. On land designated for protection or conservation purposes in an Environmental Management Framework adopted in the prescribed manner, or a Spatial Development Framework adopted by the MEC or Minister.</p>	<p>Clearance of indigenous vegetative cover due to the construction activities.</p>
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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.

The landowners of neighbouring properties (as notified) must please ensure that all persons residing on such land are informed of the application.

Contact: Jessica Hansen
 PO Box 45070, Claremont, 7735
 Tel: 021 671 1660
 Fax: 021 671 9976
 Email: admin@ecoimpact.co.za

Date: 21 SEPTEMBER 2018

**NOTICE ERECTED ON SITE
PUBLIC PARTICIPATION PROCESS**

SECTION 24G APPLICATION FOR THE UNLAWFUL EARTH MOVING ACTIVITY AND CONSTRUCTION OF ROCK GABIONS WITHIN A WATERCOURSE ON ERF 9445 IDAS VALLEY STELLENBOSCH

Notice is given of the public participation process commenced by Stellenbosch Municipality for the Section 24G Application (rectification of unlawful commencement of listed activities - excavation of soil in a watercourse and clearing of vegetation).

Location: Starking Road Lindida (erf 9445) Stellenbosch

Listed Activities:

Government Notice R. 983 Activity No(s):	Describe the relevant Basic Assessment Activity(ies) in writing as per Listing Notice 1 (GN No. R. 983,as amended)	Describe the portion of the development as per the project description that relates to the applicable listed activity
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Exemption: No application for any exemption is sought.

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Contact: Jessica Hansen
 PO Box 45070, Claremont, 7735
 Tel: 021 671 1660
 Fax: 021 671 9976
 Email: admin@ecoimpact.co.za

Date: 26 SEPTEMBER 2018

NOTICE IN NEWSPAPER
PUBLIC PARTICIPATION PROCESS
SECTION 24G APPLICATION FOR THE UNLAWFUL EARTH MOVING ACTIVITY AND CONSTRUCTION OF ROCK
GABIONS WITHIN A WATERCOURSE ON ERF 9445 IDAS VALLEY STELLENBOSCH
DEA&DP S24G REFERENCE NO: 14/2/4/2/2/B4/18/0012/8

Notice is given of the public participation process commenced by Stellenbosch Municipality for the Section 24G Application (rectification of unlawful commencement of listed activities - excavation of soil in a watercourse and clearing of vegetation).

Location: Starking Road Lindidia (erf 9445) Stellenbosch

Listed Activities: GNR 327 Listing Notice 1 - Listed Activity 19 and GNR324 Listing Notice 3 – Listed Activity 12

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: Jessica Hansen

PO Box 45070, Claremont, 7735

Fax: 021 671 9976

Tel: 021 671 1660

Email: admin@ecoimpact.co.za



PROOF OF POSTAGE – NOTICE TO NEIGHBOURS

IDAS VALLEY s24G MAILING LIST: NEIGHBOURS

10 Lindida Road
Idas Valley
Stellenbosch
7600

INSURED PARCEL
PA 478 558 518 ZA
CUSTOMER COPY 30993

7 Tydemanhof Road
Idas Valley
Stellenbosch
7600

INSURED PARCEL
PA 478 560 825 ZA
CUSTOMER COPY 30993

2 Starking Road
Idas Valley
Stellenbosch
7600

INSURED PARCEL
PA 478 558 564 ZA
CUSTOMER COPY 30993

9 Tydemanhof Road
Idas Valley
Stellenbosch
7600

INSURED PARCEL
PA 478 560 468 ZA
CUSTOMER COPY 30993

3 Starking Road
Idas Valley
Stellenbosch
7600

INSURED PARCEL
PA 478 558 495 ZA
CUSTOMER COPY 30993

7 Cornice Road
Idas Valley
Stellenbosch
7600

INSURED PARCEL
PA 478 560 525 ZA
CUSTOMER COPY 30993

5 Starking Road
Idas Valley
Stellenbosch
7600

INSURED PARCEL
PA 478 558 481 ZA
CUSTOMER COPY 30993

9 Cornice Road
Idas Valley
Stellenbosch
7600

INSURED PARCEL
PA 478 560 573 ZA
CUSTOMER COPY 30993

6 Starking Road
Idas Valley
Stellenbosch
7600

INSURED PARCEL
PA 478 558 478 ZA
CUSTOMER COPY 30993

11 Cornice Road
Idas Valley
Stellenbosch
7600

INSURED PARCEL
PA 478 560 635 ZA
CUSTOMER COPY 30993

7 Starking Road
Idas Valley
Stellenbosch
7600

INSURED PARCEL
PA 478 560 587 ZA
CUSTOMER COPY 30993

13 Cornice Road
Idas Valley
Stellenbosch
7600

INSURED PARCEL
PA 478 560 693 ZA
CUSTOMER COPY 30993

9 Starking Road
Idas Valley
Stellenbosch
7600

INSURED PARCEL
PA 478 560 644 ZA
CUSTOMER COPY 30993

15 Cornice Road
Idas Valley
Stellenbosch
7600

INSURED PARCEL
PA 478 560 750 ZA
CUSTOMER COPY 30993

3 Tydemanhof Road
Idas Valley
Stellenbosch
7600

INSURED PARCEL
PA 478 560 701 ZA
CUSTOMER COPY 30993

17 Cornice Road
Idas Valley
Stellenbosch
7600

INSURED PARCEL
PA 478 560 817 ZA
CUSTOMER COPY 30993

5 Tydemanhof Road
Idas Valley
Stellenbosch
7600

INSURED PARCEL
PA 478 560 763 ZA
CUSTOMER COPY 30993

7 Cornolly Road
Lindida
Idas Valley
Stellenbosch
7600

INSURED PARCEL
PA 478 560 454 ZA
CUSTOMER COPY 30993



15

8 Cornelly Road
Lindida
Idas Valley
Stellenbosch
7600

INSURED PARCEL
PA 478 568 511 Z.A
CUSTOMER COPY 30992

30 Bartlett Rise
Lindida
Idas Valley
Stellenbosch
7600

INSURED PARCEL
PA 478 568 540 Z.A
CUSTOMER COPY 30998

6 Cornelly Road
Lindida
Idas Valley
Stellenbosch
7600

INSURED PARCEL
PA 478 568 627 Z.A
CUSTOMER COPY 30992

Charl Ollers
23 Bartlett Rise
Lindida
Idas Valley
Stellenbosch
7600

INSURED PARCEL
PA 478 568 689 Z.A
CUSTOMER COPY 30992

Pastor Basil Pietersen
4 Starling Avenue
Stellenbosch
7600

INSURED PARCEL
PA 478 568 746 Z.A
CUSTOMER COPY 30992

Mr. C. Langeveld
5 Lindida Drive
Stellenbosch
7600

INSURED PARCEL
PA 478 562 852 Z.A
CUSTOMER COPY 30998

G. Golding, P Golding & L. Kusters
17 Bartlett Rise
Lindida
Idas Valley
Stellenbosch
7600

INSURED PARCEL
PA 478 568 865 Z.A
CUSTOMER COPY 30992

Gary Sedelicks
20 Bartlett Rise
Lindida
Idas Valley
Stellenbosch
7600

INSURED PARCEL
PA 478 562 835 Z.A
CUSTOMER COPY 30992

Konin Jonthe
18 Bartlett Rise
Lindida
Idas Valley
Stellenbosch
7600

INSURED PARCEL
PA 478 568 893 Z.A
CUSTOMER COPY 30992

Jonathan Arnes
16 Bartlett Rise
Lindida
Idas Valley
Stellenbosch
7600

INSURED PARCEL
PA 478 558 438 Z.A
CUSTOMER COPY 30998

A Rossouw
12 Bartlett Rise
Lindida
Idas Valley
Stellenbosch
7600

INSURED PARCEL
PA 478 568 588 Z.A
CUSTOMER COPY 30992

D. Adendorf
9 Cornelly Road
Lindida
Idas Valley
Stellenbosch
7600

INSURED PARCEL
PA 478 558 362 Z.A
CUSTOMER COPY 30992



J. Snyprck
5 Starkling
Lindida
Idas Valley
Stellenbosch
7600

INSURED PARCEL
PA 478 558 385 Z.A
CUSTOMER COPY

Gladwin Lindoor
13 Undida Drive
Lindida
Idas Valley
Stellenbosch
7600

INSURED PARCEL
PA 478 558 138 Z.A
CUSTOMER COPY

Candice Adams-King & MG King
5 Cornelly Road
Lindida
Idas Valley
Stellenbosch

INSURED PARCEL
PA 478 558 243 Z.A
CUSTOMER COPY

Esmeraldo
21 Bartlett Rise
Lindida
Idas Valley
Stellenbosch
7600

INSURED PARCEL
PA 478 558 186 Z.A
CUSTOMER COPY

Michelle Dands & Ceane Davids
22 Bartlett Rise
Lindida
Idas Valley
Stellenbosch
7600

INSURED PARCEL
PA 478 558 172 Z.A
CUSTOMER COPY

Yusuf Khan
26 Bartlett Rise
Lindida
Idas Valley
Stellenbosch
7600

INSURED PARCEL
PA 478 558 124 Z.A
CUSTOMER COPY

Colleen Hamerse & Graham Hamar
24 Bartlett Rise
Lindida
Idas Valley
Stellenbosch
7600

INSURED PARCEL
PA 478 558 115 Z.A
CUSTOMER COPY

Hendrik Julius
28 Bartlett Rise
Lindida
Idas Valley
Stellenbosch
7600

INSURED PARCEL
PA 478 558 359 Z.A
CUSTOMER COPY

S.A Bake
8 Lindida Drive
Lindida
Idas Valley
Stellenbosch
7600

INSURED PARCEL
PA 478 558 433 Z.A
CUSTOMER COPY

Ricardo, Garth Le Roux & Irene Isaacs
44 Bartlett Rise
Lindida
Idas Valley
Stellenbosch
7600

INSURED PARCEL
PA 478 558 416 Z.A
CUSTOMER COPY

Dean Cicero
40 Bartlett Rise
Lindida
Idas Valley
Stellenbosch
7600

INSURED PARCEL
PA 478 558 376 Z.A
CUSTOMER COPY

Patrick Bening
10 Lindida Rylaan
Stellenbosch
7600

INSURED PARCEL
PA 478 558 291 Z.A
CUSTOMER COPY

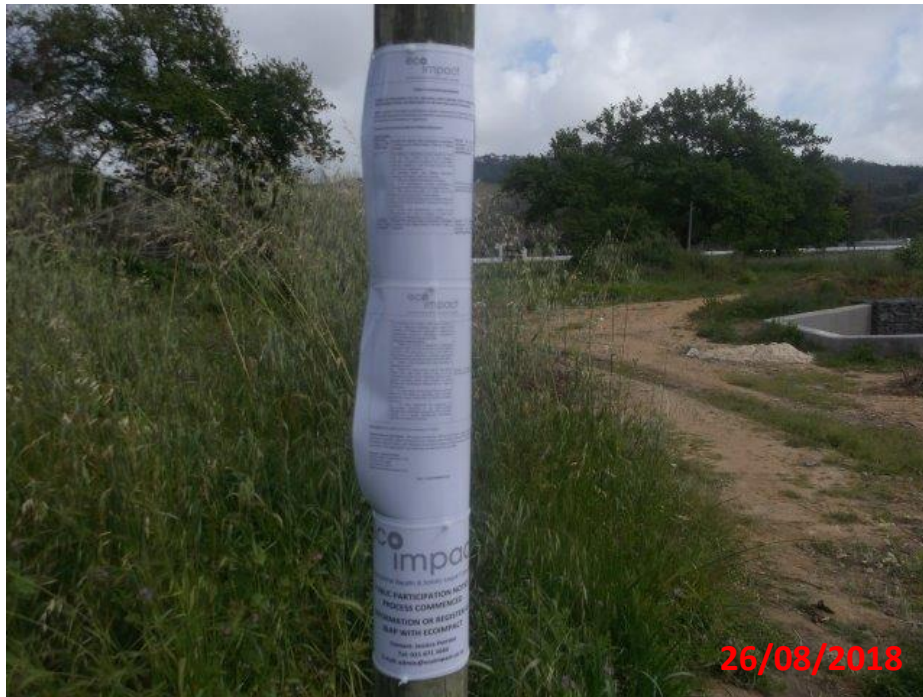
Donovan Joubert
3 Packham Street
Lindida
Stellenbosch
7600

INSURED PARCEL
PA 478 558 314 Z.A
CUSTOMER COPY



13

PROOF OF NOTICES ERECTED ON SITE



26/08/2018



26/08/2018

Boek gedenk 100 jaar van natuurwetenskappe

'n Gedenkboek wat die spoor volg van die eerste pioniers wat die grondleggingswerk gedoen het vir opleiding en navorsing in die natuurwetenskappe by die Universiteit Stellenbosch is van 1 Oktober beskikbaar.

Hierdie gedenkboek, 'n *Besondere Denktreke, Fakulteit Natuurwetenskappe, Universiteit Stellenbosch 1918-2018*, dokumenteer ook die bydraes van verskeie individue in die vestiging van navorsingsvelde soos kernfisika en polimeerwetenskap in Suid-Afrika.

Prof. Chris Garbers, outdprofessor in organiese chemie van 1958 tot 1978 en president van die WNNR van 1984 tot 1990, skryf in die voorwoord dat sleutelinstellings soos die US se fakulteit natuurwetenskappe daartoe bygedra het "om Suid-Afrika van 'n hoofsaaklik landelike gemeenskap tot 'n nywerheidsreus op die Afrikavasteland te transformeer. Die boek is 'n samevatting van 'n eeu se gebeure, uiteengesit in maklik verstaanbare taal, asook die dokumentering van anekdotes oor verskeie eksentriekke karakters. Daarby is ryklik gepot uit toepaslike insette deur kundiges," skryf hy verder.

Die boek bevat boonop meer as 200 foto's en beeldmateriaal uit die US se argief, die Africana-afdeling van die US-biblioteek, en verskeie artefakte uit departementele versamelings, insluitend wetenskaplike beeldmateriaal van voormalige en huidige navorsing.

Volgens prof. Louise Warnich, dekaan van die fakulteit natuurwetenskappe, is die gedenkboek 'n poging om 'n omvattende oorsig te gee van die eerste eenhonderd jaar van tersêre onderrig en navorsing in natuurwetenskappe by die US, en verskeie in die departement se ontstaansgeskiedenis is nou vir die

eerste keer gedokumenteer.

"In die proses het verskeie personeel lede die uitdaging aangepak en in stoor-kamers ou dokumente en toerusting afgekos. S6 het ons byvoorbeeld afgekos op 'n kleinwasboek vir sosiologie, met inskrywings in 1918 vir die aankoop van onder meer 19 konyne en 20 duive; asook 'n foto wat dateer uit circa 1880 van die heel eerste professor in wiskunde en natuurkunde aan die ou Victoria Kollege, prof. George Gordon, omring deur agt van sy studente."

Hoe om die boek te bestel
Om 'n kopie te bestel, stuur e-pos na science2@sun.ac.za, waarna jy 'n faktuur sal ontvang met betalingsbesonderhede en inligting oor die afhaal- of versending van die boek. Prys: R780.

Uittreksel uit die boek
Prof. Albert van Renssen vertel die volgende staaltjie: Pas nadat ek besluit het om vir die nuwe honneurskursus in polimeerwetenskap aansoek te doen, het die instituut se gebou tot op die grond afgebrand, met skouspelagtige ontplofings – 'n gebarste gaslinder is die volgende dag meer as 'n kilometer van die brand af gevind. Sanderson het hom nie laat afskrink nie en sy werksaamhede na 'n ou werkswinkel van ingenieurswese verskuif. Dit is hier waar ek Sanderson die eerste keer ontmoet het: omring deur roefbesmeerde laboratoriumtoerusting en glasware. Ek het hom uitgepra over die honneursprogram en dertig minute later was ek besig om glasware skoon te maak; blykbaar reeds 'n de facto honneursstudent!

Bron: *Le Roux, M. 2018. Chemie: van opleiding tot navorsing. In: 'n Besondere Denktreke. Fakulteit natuurwetenskappe, Universiteit Stellenbosch, 1918-2018. Stellenbosch Universiteit. Pp 61-82.*



Spanne verlaat Bloemfontein op die skof na die Gariëpad. Die sonkragskoots word Saterdag op Die Braak in Stellenbosch verwag. Foto: Waldo Swiegers

Sonkragskoots Saterdag hier verwag

Johann Verster

Die wêreld se energietoekoms behels elektrisiteit, en niks lyk beter as om dit van die son af te kry wanneer dit vir rygoed kom nie.

Altans, s6 lyk dit in die tweejaarlikse Sasol-sonkragskootuitdaging wat vanjaar sy tiende verjaarsdag vier en weer in Suid-Afrika gehou word. Spanne van reg oor die wêreld is van verrede naweek af hier in hul veerligte motors met sonpanele van Pretoria af op pad Stellenbosch toe. Die spanne word Saterdag op Die Braak verwag.

Die konvooi het Dinsdagaand in Graaff-Reinet aangekom en gister (Woensdag 26 September) na Port Elizabeth vertrek.

"Na tien jaar ondervind ons steeds dat sonkragskoots eers 'n paar honderd kilometer se proeflopie nodig het om behoorlik tot hul reg te kom," het Winstone Jordaan, die direkteur van die byeenkoms, gesê. Dit was ná die eerste dag, Saterdag 22 September, toe van die motors net op batterykrag tot in Kroonstad moes ry, en party selfs glad nie op eie stoom gevorder het nie. Talle deelnemers het in die eerste paar dae met uiteenlopende tegniese probleme gesukkel.

Die topspanne het aan die einde van Dinsdag se skof tot in Graaff-Reinet die eerste keer van die begin af anders daar uitgesien nadat die Japannese span, Tokai, 'n groter afstand as die verdedigende wêreldkampioene, die span van Nederland, Nuon, afgele het – 'n hele 36 km. Tokai se sonkragskoot het in net vier dae reeds 2 072,5 kilometer op Suid-Afrikaanse paaie afgedoen.

In nog 'n eerste in die uitdaging het 'n Suid-Afrikaanse span een van die voorste internasionale deelnemers verbygesteek toe die span van die Tshwane-universiteit van Tegnologie 291 km teenoor die Switserse span se 255 km aangeteken het. Dit het NWU-Woensdag derde geplaas, die Switserse vierde, en die Noordwes-

Universiteit vyfde.

Die span van City University van Hongkong, wat Reysool genoem word, is sesde. Die motor was tot dusver 'n groot gunsteling onder toeskouers oral op die roete. Die voertuig, wat 'n hele 900 kilogram weeg – hoofsaaklik weens sy staalromp en groot wiele – se massa het sy verrigting tot dusver gekniehalter.

"Ons het vandag nogtans ons beste afstand tot dusver aangeteken – altesaam 23,5 kilometer, hoofsaaklik danksy die afrandings," het Thomas Luk 'n Ching Dinsdag gesê. "Die feit dat ons Maandag gestraf is omdat ons laat was, was nogal 'n terugslag, maar ons bou momentum op en hoop om dit vol te hou."

Die hoërskoolspan Sonke Siyakude het Dinsdag sy kortste daaglikse afstand van die uitdaging tot daer afgele – net 13,7 kilometer – en het Woensdag in die sewende plek uit Graaff-Reinet weggespring. Agter hulle was die spanne van Central University en die Kaapse Skiereiland van Tegnologie, wat op daardie tydstip nog geen afstand met sonkragskoot afgele het nie.

Die ren het Saterdag in Pretoria begin en in Kroonstad geëindig. Sondag se roete het die deelnemers na Bloemfontein gemeen en Maandag het hulle Erfenisdagverkeer tot by Gariëpad die hoof gebied. Dinsdag het hulle tot in Graaff-Reinet gery en gister (Woensdag) tot in Port Elizabeth. Die konvooi vort vandag tot in Sedgefield en more tot in Swellendam, waarna die laaste skof Saterdag tot in Stellenbosch sal strek.

Die motors ry 'n vooraf bepaalde roete tot halfpad tussen die oggend se wegstrektepunt en die aand se eindpunt, en kan dan so veel as moontlik rondtes op 'n uitgemerkte klawerrote ry om hykomende kilometers met net sonkragsaandrywing af te lê.

Die wenpan is die span wat teen Saterdag eerste by die eindpunt in Stellenbosch aankom en die verste met net sonkrags gery het. Hulle word tussen 16:00 en 18:00 by Die Braak verwag.



STELLENBOSCH
UNIVERSITEIT • MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

OFFICIAL NOTICE

PROPOSED RENEWAL OF LEASE AGREEMENT: ERVEN 2498 AND 2499: STELLENBOSCH ANIMAL HOSPITAL

Notice is hereby given in terms of par. 9.2.2 of Stellenbosch Municipality's Policy on the Management of Council-owned property of the Municipality's intention to renew the existing Lease Agreement with Stellenbosch Animal Hospital for a further period of 5 years.

Background

On 1981-10-01 Stellenbosch Municipality concluded a Lease Agreement with the Stellenbosch Animal Hospital in relation to erven 2498 and 2499, Stellenbosch. Although the agreement was renewed a number of times, the agreement terminated on 31 July 2016.

The Stellenbosch Animal Hospital has now requested that the Lease Agreement be extended for a further period of 9 years and 11 months.

At a Council meeting held on 2018-05-23 the Municipal Council decided to approve, in principle, the renewal of the Lease Agreement for a period of 5 years, subject to a new market related rental and further subject thereto that Council's intention so to act be advertised, calling for public comments/counter proposals.

Although Stellenbosch Municipality's Policy on the Management of Council-owned property allow Council to dispense with the prescribed, competitive process and to enter into a private treaty agreement through direct negotiations, it may only do so after having advertised its intention so to act.

Further Particulars:

Further particulars, including the agenda item that served before Council, are available at the office of the Manager, Property Management during office hours.

Invitation to submit written inputs

Any interested and affected party who wishes to submit comments/counter proposals to the proposed renewal of the Lease Agreement, can do so by submitting it in writing to the Manager, Property Management on or before 25th October 2018.

Objections/counter proposals can be submitted by hand, posted or by e-mail to:

Physical Address: 3rd Floor
Absa (Oude Bloemhof) Building, Corner of Plein and Rhyneveld Street
Stellenbosch
7600
Postal address: PO Box 17
Stellenbosch
7599
e-mail:
plein.smit@stellenbosch.gov.za

In terms of the provisions of Section 21(4) of the Municipal Systems Act, anyone who cannot read or write is welcome to contact the office of the Manager, Property Management for assistance.

G METTLER
MUNICIPAL MANAGER

PUBLIC PARTICIPATION PROCESS

SECTION 24G APPLICATION FOR THE UNLAWFUL EARTH MOVING ACTIVITY AND CONSTRUCTION OF ROCK GABIONS WITHIN A WATERCOURSE ON ERF 9445 IDAS VALLEY STELLENBOSCH DEA&DP S24G REFERENCE NO: 14/214/2/2/B4/18/0012/8

Notice is given of the public participation process commenced by Stellenbosch Municipality for the Section 24G Application (rectification of unlawful commencement of listed activities - excavation of soil in a watercourse and clearing of vegetation).

Location: Starking Road Lindida (erf 9445) Stellenbosch
Listed Activities: GNR 327 Listing Notice 1 - Listed Activity 19 and GNR324 Listing Notice 3 - Listed Activity 12
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: Jessica Hansen
PO Box 45070, Claremont, 7735
Fax: 021 671 9976
Tel: 021 671 1660
Email: admin@ecoimpact.co.za

eco impact
Environmental Health & Safety Legal Consulting

TABLE 1: LIST OF KEY DEPARTMENTS

State Department	Name of person	Contact details	
DEA&DP Pollution and Chemicals Management	The Director: Wilna Kloppers	Tel	021 483 2752
		Fax	021 483 3254
		E-mail	Wilna.kloppers@westerncape.gov.za
DEA&DP Waste Management	The Director: Mr E Hanekom	Tel	021 483 2728
		Fax	021 483 4425
		E-mail	ehanekom@westerncape.gov.za
Cape Winelands District Municipality	Municipal Manager, Mayor & W.C.	Tel	021 888 5272
		Fax	021 887 3451
		E-mail	mm@capewinelands.gov.za
CapeNature	Mr Rhett Smart	Tel	021 866 8000
		Fax	021 866 1523
		E-mail	rsmart@capenature.co.za
Department of Agriculture	Mr B Layman	Tel	021 808 5093
		Fax	021 808 5092
		E-mail	brandonl@elsenburg.com
Department of Health	Mr Guillaume Oliver	Tel	023 348 8131
		Fax	023 348 8124
		E-mail	golivier@westerncape.gov.za
Department of Water Affairs	Mr Warren Dreyer	Tel	021 941 6189
		Fax	086 585 6935
		E-mail	DreyerW@dws.gov.za
Heritage Western Cape	Mr Calvin van Wijk	Tel	021 483 9842
		Fax	021 183 9842
		E-mail	Calvin.vanwijk@westerncape.gov.za
Stellenbosch Municipality	The Municipal Manager/ Mayor and Municipal Ward Councillors	Tel	021 808 8111
		Fax	021 808 8026
		E-mail	munmanager@stellenbosch.org Mya.Francis@stellenbosch.co.za
DEA&DP:Development Management (Region 2)	The Director: Henri Fortuin	Tel	021 483 3679
		Fax	021 48 3633
		E-mail	Henri.Fortuin@westerncape.gov.za
DEA&DP: Environmental Governance – Rectification (deciding authority)	Jamie-Lee van Zyl	Tel	021 483 8347
		Fax	021 483 4033
		E-mail	Jamie-Lee.vanZyl@westerncape.gov.za

NEIGHBOURS

10 Lindida Road
Idas Valley
Stellenbosch
7600

2 Starking Road
Idas Valley
Stellenbosch
7600

3 Starking Road
Idas Valley
Stellenbosch
7600

5 Starking Road
Idas Valley
Stellenbosch
7600

6 Starking Road
Idas Valley
Stellenbosch
7600

7 Starking Road
Idas Valley
Stellenbosch
7600

9 Starking Road
Idas Valley
Stellenbosch
7600

3 Tydemanhof Road
Idas Valley
Stellenbosch
7600

5 Tydemanhof Road
Idas Valley
Stellenbosch
7600

7 Tydemanhof Road
Idas Valley
Stellenbosch
7600

9 Tydemanhof Road
Idas Valley
Stellenbosch
7600

7 Comice Road
Idas Valley
Stellenbosch
7600

9 Comice Road
Idas Valley
Stellenbosch
7600

11 Comice Road
Idas Valley
Stellenbosch
7600

13 Comice Road
Idas Valley
Stellenbosch
7600

15 Comice Road
Idas Valley
Stellenbosch
7600

17 Comice Road
Idas Valley
Stellenbosch
7600

7 Cornelly Road
Lindida
Idas Valley
Stellenbosch
7600

8 Cornelly Road
Lindida
Idas Valley
Stellenbosch
7600

6 Cornelly Road
Lindida
Idas Valley
Stellenbosch
7600

Charl Cilliers
23 Bartlett Rise
Lindida
Idas Valley
Stellenbosch
7600

Pastor Basil Pietersen
4 Starking Avenue
Stellenbosch
7600

G. Golding, P Golding & L. Kiuters
17 Bartlett Rise
Lindida
Idas Valley
Stellenbosch
7600

Konin Jonothe
18 Bartlett Rise
Lindida
Idas Valley
Stellenbosch
7600

A Rossouw
12 Bartlett Rise
Lindida
Idas Valley
Stellenbosch
7600

30 Bartlett Rise
Lindida
Idas Valley
Stellenbosch
7600

Mr. C. Langeveld
5 Lindida Drive
Stellenbosch
7600

Gary Jiedelcks
20 Bartlett Rise
Lindida
Idas Valley
Stellenbosch
7600

Jonathan Arres
16 Bartlett Rise
Lindida
Idas Valley
Stellenbosch
7600

D. Adendorf
9 Cornelly Road
Lindida
Idas Valley
Stellenbosch
7600

J. Saiyposx
5 Starkling
Lindida
Idas Valley
Stellenbosch
7600

Gladwin Lindoor
13 Lindida Drive
Lindida
Idas Valley
Stellenbosch
7600

Candice Adams-King & MG King
5 Cornelly Road
Lindida
Idas Valley
Stellenbosch

Esmaralda
21 Bartlett Rise
Lindida
Idas Valley
Stellenbosch
7600

Michelle Dands & Ozane Davids
22 Bartlett Rise
Lindida
Idas Valley
Stellenbosch
7600

Yusus Khan
26 Bartlett Rise
Lindida
Idas Valley
Stellenbosch
7600

Colleen Hamerse & Graham Hamer
24 Bartlett Rise
Lindida
Idas Valley
Stellenbosch
7600

Hendrik Julius
28 Bartlett Rise
Lindida
Idas Valley
Stellenbosch
7600

S.A Bake
8 Lindida Drive
Lindida
Idas Valley
Stellenbosch
7600

Ricardo, Garth Le Roux & Irene Isaacks
44 Bartlett Rise
Lindida
Idas Valley
Stellenbosch
7600

Dean Cicero
40 Bartlett Rise
Lindida
Idas Valley
Stellenbosch
7600

Patrick Benting
10 Lindida Rylaan
Stellenbosch
7600

Donovan Joubert
3 Packham Street
Lindida
Stellenbosch
7600

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

STAKEHOLDER	CONTACT PERSON	TELEPHONE	FAX NUMBER	EMAIL ADDRESS
Cape Winelands District Municipality PO Box 100 Stellenbosch 7599	Municipal Manager, Mayor & W.C.	021 888 5272	021 887 3451	mm@capewinelands.gov.za
Department of Water & Sanitation Private Bag X16 Sanlamhof 7532	Mr Warren Dreyer / Lelethu Zepe	021 941 6189	086 585 6935	DreyerW@dws.gov.za zepel@dws.gov.za
DEA&DP Waste Management Private Bag X9086 Cape Town 8000	The Director: Mr E Hanekom	021 483 2728	021 483 4425	ehanekom@westerncape.gov.za
DEA&DP: Pollution and Chemicals Management Private Bag X9086 Cape Town 8000	The Director: Wilna Kloppers	021 483 2752	021 483 3254	Wilna.kloppers@westerncape.gov.za
Stellenbosch Municipality P.O. Box 17 Stellenbosch 7599	The Municipal Manager/ Mayor and Municipal Ward Councillors	021 808 8111	021 808 8026	munmanager@stellenbosch.org Mya.Francis@stellenbosch.co.za
CapeNature Private Bag X5014 Stellenbosch 7599	Mr Rhett Smart	021 866 8000	021 866 1523	rsmart@capenature.co.za
DEA&DP: Development Management (Region 2) Private Bag X9086 Cape Town 8000	The Director: Henri Fortuin	021 808 8760	021 887 6167	Henri.Fortuin@westerncape.gov.za

Department of Agriculture Private Bag X1 Elsenburg 7606	Mr B Layman	021 808 5093	021 808 5092	brandonl@elsenburg.com Land Use.Elsenburg@elsenburg.com
Department of Health Private Bag X 3079 Worcester 6850	Mr Guillaume Oliver	023 348 8131	023 348 8124	golivier@westerncape.gov.za
Heritage Western Cape Private Bag X9067 Cape Town 8000	Mr Calvin van Wijk	021 483 9842	021 183 9842	Calvin.vanwijk@westerncape.gov.za
DEA&DP: Environmental Governance – Rectification (deciding authority) Private Bag X9086 Cape Town 8000	Jamie-Lee van Zyl	021 483 8347	021 483 4033	Jamie-Lee.vanZyl@westerncape.gov.za
REGISTERED INTERESTED & AFFECTED PARTIES				
Charl Cilliers 23 Bartlett Rise Lindida Ida's Valley Stellenbosch 7600	Charl Cilliers	082 471 5528	NA	charlcilliers75@gmail.com
Maxwell Dhelminie	Maxwell Dhelminie	021/8832485 or 0725393723	NA	mdhelminie@gmail.com
P Benting 10 Lindida Rylaan Stellenbosch 7600	P Benting	083 4219983	NA	PJBENTING@sun.ac.za

Cecil Langeveldt 5 Lindida Drive Stellenbosch 7600	Cecil Langeveldt		NA	NA
Danielle Heynes	Danielle Heynes	0730655579	NA	dh@remgro.com
Gerhard Jacobs	Gerhard Jacobs	0729850986	NA	gjacobs@sun.ac.za
Lamees Khan	Lamees Khan		NA	lameeskhan@mweb.co.za
Nuraan Walbrugh	Nuraan Walbrugh	0765214603	NA	Nuraan.Walbrugh@Mediclinic.co.za
Petulia Golding	Petulia Golding	0834984771	NA	petuliagolding@gmail.com
Leigh, Chelsea and Dean Cicero	Leigh, Chelsea and Dean Cicero	0846871477	NA	lcicero@nttgroup.co.za
Paulianne Davidse	Paulianne Davidse	0837455523	NA	pauliane@sun.ac.za
Dominic Walbrugh	Dominic Walbrugh	0793759113	NA	walbrughdominic@gmail.com
Izel Rossouw	Izel Rossouw	0725497888	NA	izel@sun.ac.za
Gerald Golding	Gerald Golding	0832964991	NA	Geraldgolding2@gmail.com
Carmen Mezichel	Carmen Mezichel	0764783392	NA	mezichel@sun.ac.za
Edwald Moses	Edwald Moses	061 8130155	NA	NA
Wayne Jagers	Wayne Jagers	0786611795	NA	waynesjagers@gmail.com
Patrick Adendorf	Patrick Adendorf	0780611185	NA	Patrick.adendorf@stellenbosch.gov.za
Clint Groenewald	Clint Groenewald	0835581159	NA	clintg@nedbank.co.za
Graham Hamerse	Graham Hamerse	0827076977	NA	ghamerse@sun.ac.za
Ilze Le Roux	Ilze Le Roux	0713869054	NA	lroux79@gmail.com

TABLE 3: COMMENTS AND RESPONSES TABLE – Application 1 and registration period

STAKEHOLDER/IAP	DATE	COMMENT	RESPONSE
DEADP: Env Governance	17/09/2018	<p>4. Kindly be reminded of the NEMA public participation requirements for applications for environmental authorisation:</p> <p>4.1. Sections 24(1 A) and 24(4)(a) of the NEMA stipulate the minimum requirements for applications for environmental authorisation and includes the requirement for public participation to be undertaken.</p> <p>4.2. Please refer to Chapter 6 of the Environmental Regulations, 2014 (Government Notice Number 326 of 7 April 2017) for detail on the public participation process to be followed for applications for environmental authorisation.</p> <p>4.3. In terms of section 240 of the NEMA the relevant competent authority must consult with every State department that administers a law relating to a matter affecting the environment when such authority considers an application for an environmental authorisation.</p> <p>5. Thus, having considered the information in respect of your application, you are hereby given notice of this Department's intention to issue you with a Directive in terms of section 24G(l)(b) of the NEMA, which will direct you to:</p> <p>(vii) Compile a report containing-</p> <p>(dd) a description of the public participation process followed during the course of compiling the report, including all comments received from interested and affected parties and an indication of how the issues raised have been addressed;"</p> <p>6. You are required to conduct a public participation process for the activities for which you applied. The applicant/ Environmental Assessment Practitioner ("EAP") must record and respond to all comments received during the public participation process. The comments and responses must be captured in a</p>	<p>Noted. Draft 1 included a proposed plan for public participation. Subsequent to the submission of draft 1, full public participation has been conducted as documented in the report.</p> <p>Comments and Report included.</p>

		<p>Comments and Responses Report and must also include a description of the public participation process followed. The Comments and Responses Report must be made available to registered Interested and Affected Parties for review and/or comment, if any, before it is submitted to the Department for consideration.</p> <p>7. The application must be submitted to all the relevant State Departments that administer laws relating to a matter affecting the environment, for comment for a period of 30 (thirty) calendar days. In this regard, comment must be obtained from this Department's Development Management directorate, CapeNature, the Department of Water and Sanitation, Heritage Western Cape, the Department of Agriculture, and the Cape Winelands District Municipality.</p> <p>8. The applicant/ EAP is required to inform this Department, in writing, upon submission of the application to the relevant State Departments. Upon receipt of this confirmation, this Department will in accordance with Section 240(21 & (3) of NEMA. inform the relevant State Departments of the commencement date of the 30 day commenting period.</p> <p>9. Please be advised that you may submit further representations (along with the report requested in paragraph 5 above) as to why the Department should not issue you with a Directive in respect of all provisions contained in section 24G(1) (b) of the NEMA.</p> <p>10. Should the public participation process result in a change in the application information (such as a change in the Environmental Management Programme), an updated application must be submitted together with the report on the</p>	<p>This report will be circulated to all key departments and I&APs.</p> <p>Noted. All key departments consulted.</p> <p>Noted.</p> <p>Noted. Correspondence was sent indicating that the applicant intended to initiate such PPP as required.</p> <p>Noted.</p>
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		<p>public participation undertaken.</p> <p>11. Further to the above, having considered the information contained in the application form, this Department has identified the following additional listed activity not included in your application that may have been triggered by the unlawful commencement of the activities, i.e.:</p> <p>Government Notice 324 of 7 April 2017 Activity Number: 12 Activity Description: "The clearance of an area of 300 square metres or more of indigenous vegetation except where such clearance of indigenous vegetation is required for maintenance purposes undertaken in accordance with a maintenance management plan.</p> <p>i. Western Cape iv. On land, where, at the time of the coming into effect of this Notice or thereafter such land was zoned open space, conservation or had an equivalent zoning." Should it be confirmed that this listed activity is applicable and has indeed been commenced with; the application must be revised and the listed activity included and assessed.</p> <p>12. Please be advised that consideration must be given to ways which would minimise waste and wastage in the design, construction and operational phase of the development. In this regard please see the Department's Waste Minimisation Guideline for EIA Reviews (May 2003), available from the Department on request. The Guideline raises awareness to waste minimisation issues and highlights waste and wastage minimisation practices.</p> <p>13. You are afforded a period of 7 (seven) calendar days from the date of receipt of this Pre-directive to make written</p>	<p>Activity 12 and activity 27 of listing notice 1 added.</p> <p>Noted.</p> <p>Noted. The following was submitted: It is unclear as to why a pre-directive</p>
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		<p>representations to the Department as to why a Directive in terms of paragraph 5 above should not be issued. Furthermore, you are required to confirm whether or not you intend to submit the requested information as detailed above and provide the Department with a timeframe of the proposed submission date.</p>	<p>has been issued. The applicant has appointed an EAP to conducted the s24G process on their behalf. The EAP submitted the s24G application on behalf of the applicant (voluntarily) and was awaiting response from DEADP and instruction from DEADP as to the form of public participation required as indicated as the s24G process on the website and in terms of the regulations.</p> <p>The application form even states: “PROCESS TO BE FOLLOWED: a) Prior to submission of an Application Form, the applicant is required to undertake a pre-application public participation process in terms of Regulation 8 of the Regulations relating to the procedure to be followed and criteria to be considered when determining an appropriate fine in terms of section 24G published in the Government Gazette on 20 July 2017, Gazette No 40994, No. R. 698 (“Section 24G Fine Regulations”). b) Together with the submission of a section 24G Application Form, the form must include Proof of compliance of with Regulation 8 of the Section 24G Fine Regulations, including, but not limited to, proof of</p>
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			<p>the pre-application advertisement in a local newspaper and register of I&APs.</p> <p>c) The Department will acknowledge receipt of the application (within 14 days) and provide the Applicant / EAP with the relevant application reference number to be used in all future correspondence and the application public participation processes.”</p> <p>In any event, the EAP intends to conduct the following in response to the pre-directive:</p> <p>a. Full public participation as per the EIA regulations (newspaper advert, notice to neighbours and notices on site). This will be done as a matter of urgency and the 30 day registration period will commence soonest. As per point 4.1 and 4.2 of the attached pre-directive.</p> <p>b. The s24G application will be circulated to all registered interested and affected parties following the 30 day registration period as well as to all key departments in accordance with point 4.3 of the pre-directive. The application, appendices inclusive of EMP, MMP and specialist studies will be circulated for a 30 day</p>
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			<p>commenting period.</p> <p>c. Following the 30day commenting period the amended application and appendices (EMP, MMP etc) and public participation report inclusive of a comments and response report will be submitted to DEADP for decision making purposes. This will be in accordance with point 5 of the pre-directive.</p> <p>d. Please advise if the documents needs to be circulated for an additional 30 days as per point 6 of the pre-directive?</p> <p>“The Comments and Responses Report must be made available to registered Interested and Affected Parties for review and/or comment, if any, before it is submitted to the Department for consideration.”</p>
DEADP:	28/09/2018	<p>Since the promulgation of the s24G fine regulations, the Department has decided that the guidance correspondence (on the way forward/ information requirements) issued to applicants and EAPs after the submission of application will be in the form of a Pre-Directive.</p> <p>This is due to delays in the submission of information in the past which have lead to delays in applications being finalised.</p> <p>Your proposed public participation process is acceptable. Please note however that the application submitted in its current form does have an EMP, MMP, specialist studies, etc. which must go out for comment at point b. below.</p>	<p>Many thanks for the clarity and guidance.</p> <p>We will continue with the application as prescribed below.</p>

		<p>Please advise the Department when you make the application available for the 30 days commenting period, as per point b. below. It is at this stage that the Department will request comment from State departments in terms of s240 of the NEMA.</p> <p>The Comments and Responses Report (and the application, if there are changes to the application or its appendices) must then be submitted to I&APs for an additional 30 days.</p> <p>The same time you submit the C&R Report to I&APs (and other documents that may been revised), you may submit the finalised application to the Department for consideration.</p> <p>The Department will review the application and await the conclusion of the 30-day commenting period, for any additional comments that I&APs may submit.</p>	
Charl Cilliers	01/10/2018	Please formally register me for this S24G process on this project (for erf 9445).	Registered as requested.
Maxwell Dhelminie	08/10/2018	The Ridge Community Forum, feels that the area in question are not suitable for any housing, due to the fact that piece of land is a wetlands and be used for educational purposes. The area is rich of plant and animal life and with the three schools around that area it only benefit kids with certain school projects. Housing is a need, we need to meet each other along the way, to benefit both parties. We are very upset to see what our local municipality do, without the knowledge of our communities. Thanks for your involvement with matter.	A wetland study is included and impacts assessed. A water use authorisation has been applied for an is being processed. A wetland offset is proposed adjacent to the site. Full public participation is being conducted.
P Benting	12 October 2018	in full reject from my side as home owner of Lindida Drive	Noted.

MAILING LIST

IDAS VALLEY – S24G – APPLICATION

Cape Winelands District Municipality
Municipal Manager, Mayor & W.C.
PO Box 100
Stellenbosch
7599

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za
RC324201963ZA
CUSTOMER COPY 301028R

Stellenbosch Municipality
The Municipal Manager/ Mayor & WC
P.O. Box 17
Stellenbosch
7599

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za
RC324201985ZA
CUSTOMER COPY 301028R

Department of Agriculture
Mr B Layman
Private Bag X1
Elsenburg
7606

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za
RC324202005ZA
CUSTOMER COPY 301028R

Department of Health
Mr Guillaume Oliver
Private Bag X 3079
Worcester
6850

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za
RC324202080ZA
CUSTOMER COPY 301028R

Heritage Western Cape
Mr Calvin van Wijk
Private Bag X9067
Cape Town
8000

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za
RC324202076ZA
CUSTOMER COPY 301028R

REGISTERED I & AP'S

Charl Cilliers
23 Bartlett Rise
Lindida
Ida's Valley
STELLENBOSCH
7600

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za
RC324202093ZA
CUSTOMER COPY 301028R

P. Benting
10 Lindida Rylaan
Stellenbosch
7600

REGISTERED LETTER
(with a domestic insurance option)
ShareCall 0860 111 502 www.sapo.co.za
RC324202102ZA
CUSTOMER COPY 301028R




Eco Impact
P.O. Box 45070
CLAREMONT
7735


MAILING LIST

IDAS VALLEY – S24G – APPLICATION

Department of Water & Sanitation
Mr Warren Dreyer / Lelethu Zepe
Private Bag X16
Sanlamhof
7532

ORDINARY PARCEL
ShareCall 0860 111 502 www.sapo.co.za
PE 927 973 150 ZA
CUSTOMER COPY 301016

CapeNature
Mr Rhett Smart
Private Bag X5014
Stellenbosch
7599

ORDINARY PARCEL
ShareCall 0860 111 502 www.sapo.co.za
PE 927 972 137 ZA
CUSTOMER COPY 301016

BY HAND:

DEA&DP Waste Management
The Director: Mr E Hanekom
Private Bag X9086
Cape Town
8000

DEA&DP: Pollution and Chemicals Management
The Director: Wilna Kloppers
Private Bag X9086
Cape Town
8000

DEA&DP: Development Management (Region 2)
The Director: Henri Fortuin
Private Bag X9086
Cape Town
8000

DEA&DP: Environmental Governance – Rectification (deciding authority)
Jamie-Lee van Zyl
Private Bag X9086
Cape Town
8000



Proof

09 November 2018

DEA&DP: Development Management (Region 2)
Private Bag X9086
Cape Town
8000
Attention: The Director: Henri Fortuin

S24G APPLICATION – ERF 9445 IDAS VALLEY STELLENBOSCH

Good day,

Please find attached one hard copy of the DRAFT s24G application and appendices for COMMENT. Please provide comment by the 10th of December 2018. Please note further electronic copies are available on our website at https://www.ecoimpact.co.za/public-participation/.

Please note that you will be afforded a second commenting period as the next steps are as follows:

- 1. 10 December 2018 – closure of initial commenting period.
2. Drafting of comments and response table.
3. The Comments and Responses Report (and the application, if there are changes to the application or its appendices) must then be submitted to Key departments and I&APs for an additional 30 days.
4. At the same time as we submit the C&R Report to key departments and I&APs (and other documents that may be revised), we will submit the finalised application to the Department for consideration.
5. The Department will review the application and await the conclusion of the 30-day commenting period, for any additional comments that key departments and I&APs may submit.

Yours sincerely

Handwritten signature of Yolande Henstock

Yolande Henstock



Pragj

09 November 2018

DEA&DP Waste Management
Private Bag X9086
Cape Town
8000
Attention: The Director: Mr E Hanekom

S24G APPLICATION – ERF 9445 IDAS VALLEY STELLENBOSCH

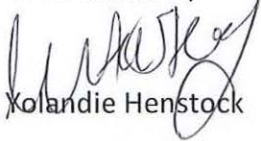
Good day,

Please find attached one hard copy of the **DRAFT s24G application and appendices** for COMMENT. Please provide comment by the 10th of December 2018. Please note further electronic copies are available on our website at <https://www.ecoimpact.co.za/public-participation/>.

Please note that you will be afforded a second commenting period as the next steps are as follows:

1. 10 December 2018 – closure of initial commenting period.
2. Drafting of comments and response table.
3. The Comments and Responses Report (and the application, if there are changes to the application or its appendices) must then be submitted to Key departments and I&APs for an additional 30 days.
4. At the same time as we submit the C&R Report to key departments and I&APs (and other documents that may be revised), we will submit the finalised application to the Department for consideration.
5. The Department will review the application and await the conclusion of the 30-day commenting period, for any additional comments that key departments and I&APs may submit.

Yours sincerely


Yolande Henstock



Prasf

09 November 2018

Department of Environmental Affairs and Development Planning, Region 2
Directorate: Environmental Governance
Sub-directorate: Rectification (deciding authority)
Private Bag X9086
Cape Town, 8000



Attention: Jamie-Lee van Zyl
S24G APPLICATION – ERF 9445 IDAS VALLEY STELLENBOSCH

Good day,

Please find attached one hard copy of the DRAFT s24G application and appendices for COMMENT. Please provide comment by the 10th of December 2018. Please note electronic copies are available on our website at https://www.ecoimpact.co.za/public-participation/.

Please note that you will be afforded a second commenting period as the next steps are as follows:

- 1. 10 December 2018 – closure of initial commenting period.
2. Drafting of comments and response table.
3. The Comments and Responses Report (and the application, if there are changes to the application or its appendices) must then be submitted to Key departments and I&APs for an additional 30 days.
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5. The Department will review the application and await the conclusion of the 30-day commenting period, for any additional comments that key departments and I&APs may submit.

Please also note:

In terms of section 240 of the NEMA, we wish to inform this Department, in writing, that the application and appendices have been submitted to the relevant State Departments. Please see Appendix G for a full list of departments and contact details.

Yours sincerely

Handwritten signature of Yolandie Henstock

Yolandie Henstock



Prag

09 November 2018

DEA&DP: Pollution and Chemicals Management
Private Bag X9086
Cape Town
8000
Attention: The Director: Wilna Kloppers

S24G APPLICATION – ERF 9445 IDAS VALLEY STELLENBOSCH

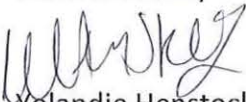
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Yours sincerely


Yolandie Henstock



Yolandie Henstock

From: Yolandie Henstock <yolandie@ecoimpact.co.za>
Sent: Friday, November 9, 2018 2:33 PM
To: Jamie-Lee.vanZyl@westerncape.gov.za
Cc: 'Jessica'
Subject: S24G APPLICATION - ERF 9445 IDAS VALLEY STELLENBOSCH - SECTION 240 NEMA

S24G APPLICATION – ERF 9445 IDAS VALLEY STELLENBOSCH – SECTION 240 NEMA

Good day Jamie-Lee,

In terms of section 240 of the NEMA, we wish to inform this Department, in writing, that the application and appendices have been submitted to the relevant State Departments via email as well as hand delivery and some via post.

STAKEHOLDER	CONTACT PERSON	TELEPHONE	FAX NUMBER	EMAIL ADDRESS
Cape Winelands District Municipality PO Box 100 Stellenbosch 7599	Municipal Manager, Mayor & Ward Councillors	021 888 5272	021 887 3451	mm@capewinelands.gov.za
Department of Water & Sanitation Private Bag X16 Sanlamhof 7532	Mr Warren Dreyer / Lelethu Zepe	021 941 6189	086 585 6935	DreyerW@dws.gov.za zepel@dws.gov.za
DEA&DP Waste Management Private Bag X9086 Cape Town 8000	The Director: Mr E Hanekom	021 483 2728	021 483 4425	ehanekom@westerncape.gov.za
DEA&DP: Pollution and Chemicals Management Private Bag X9086 Cape Town 8000	The Director: Wilna Kloppers	021 483 2752	021 483 3254	Wilna.kloppers@westerncape.gov.za

Stellenbosch Municipality P.O. Box 17 Stellenbosch 7599	The Municipal Manager/ Mayor and Municipal Ward Councillors	021 808 8111	021 808 8026	municipal.manager@stellenbosch.gov.za Mya.Francis@stellenbosch.co.za
CapeNature Private Bag X5014 Stellenbosch 7599	Mr Rhett Smart	021 866 8000	021 866 1523	rsmart@capenature.co.za
DEA&DP: Development Management (Region 2) Private Bag X9086 Cape Town 8000	The Director: Henri Fortuin	021 808 8760	021 887 6167	Henri.Fortuin@westerncape.gov.za
Department of Agriculture Private Bag X1 Elsenburg 7606	Mr B Layman	021 808 5093	021 808 5092	brandonl@elsenburg.com LandUse.Elsenburg@elsenburg.com
Department of Health Private Bag X 3079 Worcester 6850	Mr Guillaume Oliver	023 348 8131	023 348 8124	golivier@westerncape.gov.za
Heritage Western Cape Private Bag X9067 Cape Town 8000	Mr Calvin van Wijk	021 483 9842	021 183 9842	Calvin.vanwijk@westerncape.gov.za
DEA&DP: Environmental Governance – Rectification (deciding authority) Private Bag X9086 Cape Town 8000	Jamie-Lee van Zyl	021 483 8347	021 483 4033	Jamie-Lee.vanZyl@westerncape.gov.za
REGISTERED INTERESTED & AFFECTED PARTIES				
Charl Cilliers 23 Bartlett Rise Lindida Ida's Valley 7600 STELLENBOSCH	Charl Cilliers	+27 (0) 82 471 5528	NA	charlcilliers75@gmail.com

Maxwell Dhelminie	Maxwell Dhelminie	021/8832485 or 0725393723	NA	mdhelminie@gmail.com
P Benting 10 Lindida Rylaan Stellenbosch 7600	P Benting		NA	PJBENTING@sun.ac.za

Kind regards

Yolandie Henstock
Administration



Eco Impact Legal Consulting (Pty) Ltd
 Reg: 2010/015546/07
 P.O. Box 45070 **Office: +27 (0) 21 671 1660**
 Claremont **Fax: +27 (0)21 671 9976**
 South Africa **Email**
 7735 **yolandie@ecoimpact.co.za**
 Web: www.ecoimpact.co.za

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S24G APPLICATION – ERF 9445 IDAS VALLEY STELLENBOSCH – SECTION 240 NEMA

Good day Jamie-Lee,

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REGISTERED INTERESTED & AFFECTED PARTIES				
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Maxwell Dhelminie	Maxwell Dhelminie	021/8832485 or 0725393723	NA	mdhelminie@gmail.com
P Benting 10 Lindida Rylaan Stellenbosch 7600	P Benting		NA	PJBENTING@sun.ac.za

Kind regards

Yolandie Henstock
Administration



Eco Impact Legal Consulting (Pty) Ltd
 Reg: 2010/015546/07
 P.O. Box 45070 **Office: +27 (0) 21 671 1660**
 Claremont **Fax: +27 (0)21 671 9976**
 South Africa **Email**
 7735 **yolandie@ecoimpact.co.za**
 Web: www.ecoimpact.co.za

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Comments and Response for Idas Valley s24G

<p>Charl Cilliers</p>	<p>1) Your advert in the Eikestadnuus dated 5 April 2018 makes no mention of the date by when prospective I&APs must register.</p> <p>2) Your advert in the Eikestadnuus dated 5 April 2018 makes no mention of the proposed housing development associated with the unlawful earth moving and construction of rock gabions undertaken within the watercourse on the property. This omission would serve to ensure that at least some I&APs reading the advert may not realize the intention is actually to obtain retrospective environmental authorisation for Activity 19 of Listing Notice 1, which would then ostensibly "allow for" the said housing development to go ahead. This is not procedurally fair in my opinion, as certain I&APs who would otherwise have registered to partake in the public participation process, may not have done so.</p> <p>3) Other Listed Activities have been triggered in my opinion, relating for example to the removal of indigenous vegetation on Erf 3445 due to the aforementioned construction activity (e.g. Activity 12 of Listing Notice 3).</p> <p>4) Your attention is drawn to the fact that public participation must, in my understanding, be undertaken in terms of Chapter 6 of the 2014 NEMA EIA Regulations, as amended. In this regard I (as a directly adjacent landowner) have not received written notice of the application as advertised in the Eikestadnuus. I have also not seen a notice board on site. Please provide me with proof that all directly adjacent landowners and the relevant commenting authorities have in fact been informed individually in writing of the 24G Application.</p> <p>5) In terms of the above 4 points, I contend that the public participation process undertaken to date may be fatally flawed.</p> <p>6) Where can the documentation relating to the Nema Section 24G application with respect to Erf 9445 Idas Valley be viewed, and from when to when (dates) will such documents be available for comment? May I receive a copy of such documentation?</p>	<p>The newspaper is dated and it states 30 days from the date.</p> <p>The advert was for the S24G listed activities. The housing was advertised under the Land Use change and approval application process.</p> <p>These have been added to the application.</p> <p>Notice to neighbours was sent and proof is attached hereto.</p> <p>Yes, as soon as it became available it was sent to you, all key departments and registered interested and affected parties.</p>
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	7) Almost the entire Erf 9445 Idas Valley constitutes a seasonal wetland, and contains red-data listed frogs namely Breviceps gibbosus. This too has implications in terms of NEMA Listed Activities.	
Charl Cilliers 10/12/18	I note from the outset my vested interest in the proposed housing project adjacent to Lindida in Ida's Valley, in that I am an adjacent landowner. I am concerned, inter alia, that a residential development comprising 166 units could negatively affect my property value, my safety and security, the environment, wetland functioning, and my beautiful views over the vacant land adjacent to my home.	Property value, safety and security, the environment, wetland function and views have been identified as impacts and assessed.
	Some of the paragraphs below relate/refer back to my comments lodged by the undersigned on the Final Basic Assessment Report (FBAR) dated 2015-12-16 (Appendix A) for the above residential development. At the time it was understood that the Erf Numbers were Erven 10866 – 11008. These comments should now be read to relate to the correct Erf Number 9445.	References to Erven 10866 – 11008 will be considered to be Erf Number 9445.
	The attached Freshwater Assessment commissioned by myself (Appendix B) similarly refers to Erven 10866 – 11008. This report should now be read to relate to the correct Erf Number 9445.	References to Erven 10866 – 11008 will be considered to be Erf Number 9445.
	1. It is unclear how or if any of my previous comments on the FBAR dated 2015-12-16 have been taken into account, given that the DEA&DP's letter dated 2017-02-24 states that the proposed project will not trigger activities listed in terms of the 2014 NEMA EIA Regulations, and because no further correspondence relating to my comments on the FBAR has been received by myself. The still relevant comments that I now request answers to are contained in paragraphs 3; 4; 6; 8; 9 (bullets 1 and 6); 10; 11; 12; 13; 14; 15; 16; 17; and 19 of Appendix A.	Noted. These comments are included in this table below and have been responded to. Although it must be noted that this is a new application and process and all comments received since 2012 on this erf could not be included.
	2. Similarly, I request a copy of the comments and responses report to be compiled by EcoImpact for this S24G Application, in order to determine whether or not all my comments have been adequately answered.	As per Eco Impacts email to yourself, all key departments and registered I&APs dated 09 November 2018 "Please note that you will be afforded a second commenting period as the next steps are as follows:

		<ul style="list-style-type: none"> •10 December 2018 – closure of initial commenting period. •Drafting of comments and response table. •The Comments and Responses Report (and the application, if there are changes to the application or its appendices) must then be submitted to Key departments and I&APs for an additional 30 days. •At the same time as we submit the C&R Report to key departments and I&APs (and other documents that may be revised), we will submit the finalised application to the Department for consideration. •The Department will review the application and await the conclusion of the 30-day commenting period, for any additional comments that key departments and I&APs may submit.”
	<p>3. The November 2015 Site Development Plan that was attached to the FBAR only referred to 217 single-storey semi-detached; single storey free-standing; and single storey duplex houses, each 40m2 in size. The updated SDP and indeed the S24G Application makes no mention of Erf and/or house sizes, single or double storey, etc. Mention is only made of 166 Single Residential Zone properties. This broadened definition may result in different development outcomes.</p> <p>Also, a new bridge off Bartlett Rise has been added which would make Bartlett Rise Road a thoroughfare. Should the bridge be longer than 50m it would require a Notification of Intent to Develop to be submitted to Heritage Western Cape. Please provide clarity on these aspects so that I can comment fully.</p>	<p>Erf sizes are detailed in the draft general plans attached as appendix M5. Housing typologies A, B, C and D are detailed in the s24G application and in Appendix_B_Housing_Typologies.</p> <p>The bridge is not longer than 50m.</p>
	<p>4. It is has been shown that almost the entire site/property constitutes a wetland (seasonal and/or temporary). Refer to the attached independent wetland assessment in this regard (Appendix B). The EAP is also reminded of the following definition of a wetland, as contained in the 2014 NEMA EIA Regulations, as amended: “wetland” means land which is transitional between terrestrial and</p>	<p>The wetland has been delineated by Kim Marais (Pri. Sci. Nat). We note that Amy Barclay of Resource Management Services is a registered Candidate Natural Scientist with the South African Council of Natural Scientific Professionals (SACNASP) in the field of Environmental Science. We note that they are several differences</p>

	<p>aquatic systems where the water table is usually at or near the surface, or the land is periodically covered with shallow water, and which land in normal circumstances supports or would support vegetation typically adapted to life in saturated soil”.</p> <p>As such, please supply me with a copy of the Water Use Licence Application (WULA) to the Department of Water and Sanitation (DWS) dated 10 June 2015 (or subsequent/updated application) so that I can comment on the said document.</p> <p>Attachment F of the S24G Application only contains correspondence from the DWS and proof of submission of said WULA to the DWS. The WULA should include application for the housing development itself (wetlands affected, and construction within 500m of a watercourse), as well as for works in the river. Appendix H1 of the S24G Application: DWS (DW781) FRESHWATER ECOLOGICAL INFORMATION relates to the river only. Also, in terms of the “One Environmental Approval System”, it is contended that I&APs should be allowed to comment on the current WULA as part of this S24G Application process.</p>	<p>between Amy and Kim’s reports and findings regarding the delineations of the wetlands.</p> <p>Kim Marais (Pri. Sci. Nat) report was distributed for comment as part of the s24G application. The other DWS documents were distributed as part of the previous PPP process and have been finalised as part of that process.</p> <p>Correct. Full application submitted to DWS in terms of their requirements and assessed by DWS. The water use application has therefore been through the required PPP and is being considered at this stage by DWS and hence not going through further commenting periods.</p>
	<p>5. It is reiterated that the houses in Lindida (including where I live) are all cracked. As such, mitigation measures to prevent cracking should, be provided, and such mitigation measures should preferably be provided by geotechnical engineers. In support of this statement it is unlikely that houses can be founded conventionally using strip or pad footings at a nominal founding depth (refer to the Geotechnical report attached as Appendix H4 to the S24G Application where this statement was made). Instead, expensive raft foundations may be required to account for heaving, wet (during winter) clayey soils.</p>	<p>Response is in accordance with the geotechnical report and crack mitigation measures have been provided. The housing will comply with SANS 10400 XA and a structural engineer and geotechnical consultant are appointed. All housing will be registered with the NHBRC who guarantees the houses against structural defects.</p> <p>Structures may be founded conventionally using strip or pad footings at a nominal founding depth. A foundation bearing pressure of up to 150 kPa is applicable under these conditions. Or structures may be found using piers and ground beams where a bearing pressure of 120 kPa is applicable. Structures will require</p>

		<p>modified normal construction techniques to be applied to cater for the predicted heave and settlement movements of up to 15 mm. This Phase 1 geotechnical site investigation indicates that the site is broadly suitable for project linked subsidy housing development, provided that aspects of concern relating to the geotechnical character of the site are addressed. According to the structural engineer - Civil engineers on the project will be using road and storm water design to drain drainage along the roads that will dry the area. The foundations are designed for S1 / H1 / P conditions, so there is steel reinforcement in all foundations. Houses are provided according to building regulations.</p>
	<p>6. It is again reiterated that the population and distribution of IUCN red data listed near-threatened frogs (Cape Rain Frog, <i>Breviceps gibbosus</i>) should be surveyed during the winter months on the subject property and that comments should be obtained from CapeNature in this regard. The “frog assessment” previously undertaken and which was attached to the FBAR did not cover the subject property. A large population of rain frogs is present (pers. obs.) on the site proposed for development.</p> <p>As such, it is suggested that an application should be made to the DEA&DP in terms of the National Environmental Management: Biodiversity Act (Act 10 of 2004) and/or in terms of the NEMA EIA Regulations 2014, as amended (Activity 30 of Listing Notice 1 refers) to lawfully allow for the disturbance of this IUCN listed species.</p>	<p>Cape Rain Frog, <i>Breviceps gibbosus</i> does occur in the area. The gabions have already been constructed. The impact will however be during silt removal as proposed by Kim Marais (Pri. Sci. Nat) to improve the condition and ecology of the site. Kim Marais (Pri. Sci. Nat) as the specialist considered all Freshwater Ecology impacts, which include the frog. 43% of the site will consist of open space area and additionally the wetland next door will be rehabilitated. Impact on the frogs will therefore be temporary and the activities will not affect the conservation status of this frog species. It should however improve it with the rehabilitation of the wetlands and Freshwater Ecology of the area. The listed activities is not triggered and does not required Environmental Authorization.</p> <p>Activity 30 of NEMA is “<i>Any process or activity identified in terms of section 53(1) of the National Environmental Management: Biodiversity Act, 2004 (Act No. 10 of 2004).</i>”</p> <p>Section 53. of NEMBA is “<i>Threatening processes in listed ecosystems</i>” and section 53(1) is “<i>The Minister may, by notice in the Gazette, identify any process or activity in a listed ecosystem as a threatening process.</i>”</p>

		<p>The property lies in the general area that used to support Boland Granite Fynbos. Boland Granite fynbos is listed as Critically Endangered (CR) ecosystems in NATIONAL LIST OF ECOSYSTEMS THAT ARE THREATENED AND IN NEED OF PROTECTION Published under Government Notice 1002 in Government Gazette 34809 of 9 December 2012.</p> <p>However, NO gazettes identify any process or activity as a threatening process have been published and promulgated to date. Hence the listed activity is NOT triggered.</p>
	<p>7. It should again be noted that the specialist (who undertook the frog and bird assessments that were attached to the FBAR) Dr Dirk van Driel's SACNASP (400041/96) professional registration as a Professional Natural (Environmental) Scientist has ostensibly been cancelled (according to a SACNASP database search undertaken previously on 15/12/2015, and again on 21/09/2018) – see below. Why has Dr van Driel's registration been cancelled? The EAP should enquire from the DEA&DP whether or not they accept specialist reports that are not at least signed off by currently registered scientists that are also registered in the correct field of specialist registration. A specific answer to this question would be appreciated.</p>	<p>No reports of Mr Dirk van Driel have been used in this application. His report on the wetlands is used to demonstrated why it was determined that the development was not listed as the applicant based its layout on this delineation. It is not used as a specialist study but as an "other" document for reference and historical background. It is also used to show the differences between the findings of Mr. Dirk van Driel and Ms. Kim Marais of Scientific Aquatic Services.</p>
	<p>8. Refer to Paragraph 4 above. Since a wetland is included in the definition of a watercourse as described in the National Water Act (Act 36 of 1998) and in the EIA Regulations, a Water Use Licence Application / Application for General Authorisation to the Department of Water and Sanitation (DWS) is required, and should encompass not only the structures within the stream itself, but also the proposed residential development. Note that in terms of GN 509 of 26 August 2016, an application for General Authorisation (or for a Water Use Licence) must be lodged with the DWS for development within "(c) A 500 m radius from the delineated boundary (extent) of any wetland or pan."</p>	<p>Correct. The Department of water and sanitation has received the report by K. Marais and are taking a decision on the WULA.</p>

	<p>9. Social justice: The geotechnical study for the project describes the founding conditions and suitability for building. The geotechnical report states that “topographically, the site is relatively flat, with some depressions where water ponds to form marshes”. The geotechnical report also notes a “high water table” and a “wetland in the central northern portion of the site”. The soil profiles attached to the geotechnical report indicate greyness in subsoil horizons. Such gleying is usually indicative of anaerobic (i.e. water-saturated) soils. In terms of social justice, it is put forward that potentially previously disadvantaged or vulnerable people should not be provided with housing opportunities on sites perhaps only marginally suitable for development purposes. Such people will possibly not be able to afford the maintenance costs associated with houses built in an area with a high seasonal water table (e.g. repairs to cracks, rising damp, and re-painting of houses).</p>	<p>This Phase 1 geotechnical site investigation indicates that the site is broadly suitable for project linked subsidy housing development, provided that aspects of concern relating to the geotechnical character of the site are addressed.</p> <p>According to the Geotechnical consultant - Potentially expansive soils are recognised as being present over much of the site. Total heave movements of up to 15mm can be expected to occur and will be accommodated with modified normal construction to minimize the risk of cracking. Maintenance costs should be similar to those for so-called normal houses.</p> <p>According to the structural engineer - Civil engineers on the project will be using road and storm water design to drain drainage along the roads that will dry the area. The foundations are designed for S1 / H1 / P conditions, so there is steel reinforcement in all foundations. Houses are provided according to building regulations. The housing will comply with SANS 10400 XA and a structural engineer and geotechnical consultant are appointed. All housing will be registered with the NHBRC who guarantees the houses against structural defects.</p>
	<p>10. It is surmised that the main reason for constructing a sunken gabion-wall within and along the northwestern bank of the stream is not to protect the adjacent part of the property from flooding during winter – how would a porous rock wall achieve this?</p> <p>It would make more sense practically to surmise that the real reason for the gabion structures would be to drop the level of the water table in the area earmarked for housing development purposes. As such the developer / EAP should provide detailed reasoning why this has been undertaken.</p>	<p>The gabion wall and proposed sediment removal is certainly to prevent flooding and manage stormwater for the existing and proposed houses and allow for the better functioning of the river as detailed by both specialists.</p> <p><i>“The embankments of the river are of a steep slope in the upper reaches, with erosion evident and thus sedimentation of the system. Approximately two thirds of the system has become severely silted up and indigenous riparian vegetation has been lost/ smothered by Pennisetum clandestinum. A gabion wall has been constructed along the west bank, bordering the study area, presumably to stabilise the western embankment and for</i></p>

		<p><i>stormwater protection. It is the opinion of the freshwater specialist that extensive works need to be undertaken within this system to improve the ecoservice provision and ecological state. The system was divided into three portions, namely Portion A: Embankment re-sloping, Portion B: extensive re-sloping works and vegetation clearing and Portion C: limited rehabilitation requirements other than vegetation control.”</i></p>
	<p>11. NEMA Principles: It is contended that aspects of the proposed project as reflected in Paragraph 9 above reflect non-alignment with the National Environmental Management Principles, as contained in the National Environmental Management Act (Act 107 of 1998) (NEMA). The following Principles, amongst others, have relevance and it is requested that the EAP must explain fully how these Principles have been taken into account, and how they have been included in the assessment of impacts. In addition, it is contended that it is incumbent on all State Departments to consider these Principles, and the consequences of their decisions regarding residential development on land with a seasonally high water table, especially with respect to possible impacts on potentially previously disadvantaged/vulnerable communities. The Policies are presented verbatim below in italics, with my comments/questions bulleted, and in normal font.</p>	<p>Noted and agreed. Responses to each are listed below.</p>
	<p>CHAPTER 1 NATIONAL ENVIRONMENTAL MANAGEMENT PRINCIPLES 2. Principles (1) The principles set out in this section apply throughout the Republic to the actions of all organs of state that may significantly affect the environment and - (a) shall apply alongside all other appropriate and relevant considerations, including the State’s responsibility to respect, protect, promote and fulfil the social and economic rights in Chapter 2 of the Constitution and in particular the basic needs of categories of persons disadvantaged by unfair discrimination;</p>	<p>Basic needs include the provision of housing. The housing will comply with SANS 10400 XA and a structural engineer and geotechnical consultant are appointed. All housing will be registered with the NHBRC who guarantees the houses against structural defects.</p>

	<p>☒ In particular, how would the construction of a residential development on a property with a seasonally high water table protect or at least ensure the social and economic rights of new occupants?</p>	<p>The assessment and recommendations of the specialist mitigations is included in the design. These will protect the socio and economic rights of residents.</p>
	<p>2) Environmental management must place people and their needs at the forefront of its concern, and serve their physical, psychological, developmental, cultural and social interests equitably.</p> <p>☒ Whilst the provision of low-cost housing is definitely a societal need within the Municipal area (and indeed country-wide), how is the principle of equitability aligned with housing construction on a site perhaps only marginally suitable for this purpose? So yes, whilst this is indeed the right time for low-cost housing development, would the development of the subject property be at the right place?</p>	<p>Yes, a zoning and development approval was granted by Stellenbosch municipality during a process followed in terms of that legislation and approval granted. Please take note that the area was already subdivided for residential development long ago. This process has resulted in changes to the subdivided area to improve the situation.</p>
	<p>(3) Development must be socially, environmentally and economically sustainable.</p> <p>☒ Which entity will be responsible for the long-term operational phase monitoring and implementation of Appendix H3 of the S24G Application, namely the FRESHWATER RESOURCE REHABILITATION AND IMPLEMENTATION PLAN FOR THE PROPOSED IDAS VALLEY RESIDENTIAL DEVELOPMENT ON ERF 9445, STELLENBOSCH, WESTERN CAPE PROVINCE? No mention is made regarding specific responsibility in the aforementioned document, excepting for the cursory statement: “This monitoring plan must be implemented by a competent person and submit the findings to the responsible authority for evaluation”. It is assumed that the Municipality would be responsible for the implementation of this plan during the operational phase (as implied in the Maintenance Management Plan (Appendix I2 attached to the S24G Application) and as indicated in Appendix M3 (the MOA with the DWS). The Erf Number (Portion 3 of Farm 1075, Ida’s Valley) of the proposed offset area must surely be included in the S24G Application and in Appendix H3, and not</p>	<p>The municipality will be responsible for the long-term operational phase monitoring and implementation. Correct, the MOA with the DWS does confirm this. DEADP and DWS would be the responsible authorities for the evaluation of the operational phase monitoring and implementation of the plan attached as Appendix H3. The recommendation of the study are included in the s24G report, EMP and MMP etc. as such these will become legal requires if the development if authorised.</p> <p>The s24G application refers to the application area only. We cannot advise on their ToR.</p> <p>This is what was required by DWS and accepted and signed. We cannot advise on their ToR.</p>

	<p>only in Appendix M3 (the MOA with the DWS). Who would the responsible authority be for the evaluation of the operational phase monitoring and implementation of the plan attached as Appendix H3? Would it be CapeNature, the DEA&DP or the DWS? The mooted time-frames for long-term monitoring and maintenance as described in Appendix H3 are also way too short and should, in terms of long-term sustainability (NEMA-defined), be implemented in perpetuity (for example, with regard to continual habitat monitoring, scheduled alien plant and litter clearing).</p>	
	<p>☒ It is noted that the S24G Application and Appendix H3 may be legally flawed in that they make no mention as to how the following biodiversity offset guidelines have been considered/incorporated in detail, namely:</p> <ul style="list-style-type: none"> o Department of Water Affairs and South African National Biodiversity Institute. 2013/2016. Wetlands offsets: a best-practice guideline for South Africa. Pretoria (Appendix I2 of the S24G Application refers to a 2016 version of this document, but I could not find it on the WRC website); and/or o Department of Environmental Affairs and Development Planning. 2007. Provincial Guideline on Biodiversity Offsets. Republic of South Africa, Provincial Government of the Western Cape, Department of Environmental Affairs & Development Planning, Cape Town. 	<p>Please see verification and offset requirements report attached as Appendix H3.1. This includes a section on all the legal aspects and provides all relevant tables.</p> <p>This was not part of the scope of work. The offset focused on the wetland offset component only.</p>
	<p>☒ Furthermore, it is enquired as to how the S24G Application and Appendices I2 and H3 are going to address the following National Policy document (a detailed response is requested):</p> <ul style="list-style-type: none"> o GN NO. 276 of 31 March 2017 National Environmental Management Act: Draft National Biodiversity Offset Policy as contained in Government Gazette No. 40733 	<p>This legislation has not been promulgated and therefore does not need to be considered.</p>
	<p>☒ The S24G Application and Appendix H3 also do not mention which biodiversity offset calculator has been used. Please provide a reference.</p>	<p>Please see verification and offset requirements report attached as Appendix H3.1. This includes a section on all the legal aspects and provides all relevant tables.</p>
	<p>☒ It is put forward that biodiversity offsets more often than not don't get managed in the long term in any meaningful or pragmatic way,</p>	<p>Signed MOU included in Appendix M2. The applicant has also signed the declarations.</p>

	<p>often because there is no budget/resources available to provide long-term protection and management. Could the EAP please indicate in Appendices I2 and H3 what financial provisions have been made for the construction and operational phase implementation of these two documents where applicable.</p>	<p>The Municipality have a maintenance budget residing under the Community Facilitation department, as upgrading of Parks and Open areas. The funds available on the budget are revised on an annual basis.</p>
	<p><input checked="" type="checkbox"/> It is noted that whilst the DWS is the competent authority with regard to wetlands, and they would have to agree to an offset (the MOU attached as Appendix M2 to the S24G Application refers), the DEA&DP are the competent authority with regard to the Section 24G EIA process and would thus have to authorise the offset.</p> <p>I would imagine that CapeNature, as custodians of biodiversity in the Western Cape, would also need to agree to the offset proposed.</p>	<p>Correct. All of these documents including the MOA have been sent to DWS for consideration in the WULA. DWS must take a decision in this regard.</p> <p>DEADP will also consider this in their decision making.</p> <p>DWS is the custodian of freshwater and wetland offsets. Not CapeNature, Cape Natures mandate is terrestrial. However, comment from Cape Nature is included in this table below.</p>
	<p>(4) (a) Sustainable development requires the consideration of all relevant factors including the following:</p> <p>(vii) that a risk-averse and cautious approach is applied, which takes into account the limits of current knowledge about the consequences of decisions and actions; and</p> <p><input checked="" type="checkbox"/> How is a risk-averse and cautious approach being applied to this project, when there is documented knowledge of a high seasonal water table on site, as documented by the appointed Geotechnical Engineers for the project?</p>	<p>By implementing mitigation measures as required by specialists. The offset, which was done in terms of legislation, must be considered. Cannot do offset if the legislation does not provide for it on areas of high ecological value.</p>
	<p>(b) Environmental management must be integrated, acknowledging that all elements of the environment are linked and interrelated, and it must take into account the effects of decisions on all aspects of the environment and all people in the environment by pursuing the selection of the best practicable environmental option.</p> <p><input checked="" type="checkbox"/> Again, how is development of a low-cost residential development on a potentially marginal and seasonally wet site the best environmental option, taking into account potential effects on people (e.g. wetness related illnesses such as tuberculosis during the winter) and their houses (e.g. cracking) as well as on the</p>	<p>A zoning and development approval was granted by Stellenbosch municipality during a process followed in terms of that legislation and approval granted. Please take note that the area was already subdivided for residential development long ago. This process has resulted in changes to the subdivided area to improve the situation.</p>

	<p>environment? Have climate change considerations been included in the S24G process? Uncertainty exists how climate change will affect us, thus building in a wetland and/or in a seasonally wet area may hold significant risks to human life.</p>	
	<p>(c) Environmental justice must be pursued so that adverse environmental impacts shall not be distributed in such a manner as to unfairly discriminate against any person, particularly vulnerable and disadvantaged persons.</p> <p>It is expected that the new occupants of the low-cost houses are most likely to fall into the socio-economic categories of "vulnerable" and/or "disadvantaged". Such persons will possibly not be able to afford the maintenance costs associated with houses built in an area with a high seasonal water table. Furthermore, it is cautioned that living in seasonally wet areas may lead to a higher risk of sickness, such as tuberculosis, amongst potentially vulnerable persons.</p>	<p>This Phase 1 geotechnical site investigation indicates that the site is broadly suitable for project linked subsidy housing development, provided that aspects of concern relating to the geotechnical character of the site are addressed.</p> <p>According to the Geotechnical consultant - Potentially expansive soils are recognised as being present over much of the site. Total heave movements of up to 15mm can be expected to occur and will be accommodated with modified normal construction to minimize the risk of cracking. Maintenance costs should be similar to those for so-called normal houses.</p> <p>According to the structural engineer - Civil engineers on the project will be using road and storm water design to drain drainage along the roads that will dry the area. The foundations are designed for S1 / H1 / P conditions, so there is steel reinforcement in all foundations. Houses are provided according to building regulations. The housing will comply with SANS 10400 XA and a structural engineer and geotechnical consultant are appointed. All housing will be registered with the NHBRC who guarantees the houses against structural defects.</p>
	<p><i>(e) Responsibility for the environmental health and safety consequences of a policy, programme, project, product, process, service or activity exists throughout its life cycle.</i></p> <p>So theoretically, which entity's responsibility will the maintenance and management of the project be during the operational phase ("throughout its life cycle")? – ostensibly that of the Municipality. As such, would the Municipality or other entity be willing to undertake full responsibility for the long-term</p>	<p>The municipality is responsible throughout the operational phase as per the EMP and MMP (public open space and infrastructure etc.) Once houses are purchased, maintenance (of the housing) does become the individual's responsibility. Maintenance costs should be similar to those for so-called normal houses. All housing will be registered with the NHBRC who guarantees the houses against structural defects.</p>

	<p>operational phase management and monitoring of the housing project (and associated works in the stream, etc.), including responsibility for long-term health and other risks associated with construction on this potentially only marginally suitable property?</p>	
	<p>(g) Decisions must take into account the interests, needs and values of all interested and affected parties, and this includes recognising all forms of knowledge, including traditional and ordinary knowledge.</p> <p>☐ Therefore, any decision must show that the interests of all I&APs, including myself have been fully taken into account. My questions must also thus be answered in full.</p>	<p>We trust that DEADP will take into account the interests, needs and values of all interested and affected parties. All comments received are included in this document which is to be send to DEADP for decision making. We trust that all of your questions have been answered in full. Should you have any further questions or comments, please send them through to us within the 30day commenting period. These will then also be sent to DEADP for decision making.</p>
	<p>(k) Decisions must be taken in an open and transparent manner, and access to information must be provided in accordance with the law.</p> <p>☐ In terms of the above, I should be granted access to the answers to all of my submissions before they are submitted to the Competent Authority for decision-making.</p> <p>☐ In this respect, bullets 4 and 5 in the email from Yolandie Henstock of Ecolmpact dated 9 November 2018 refer. Should an additional 30-day commenting period be afforded, I hereby request to be sent answers to any additional comments from my side before the submission of my additional comments and answers thereto to the DEA&DP.</p>	<p>This is not possible. This is not the legal process and process set out and required by DEADP. Your comments will be sent to DEADP for decision-making on the same day that you receive the comments and response report and amended document as per the requirements of DEADP.</p>
	<p><i>(r) Sensitive, vulnerable, highly dynamic or stressed ecosystems, such as coastal shores, estuaries, wetlands, and similar systems require specific attention in management and planning procedures, especially where they are subject to significant human resource usage and development pressure.</i></p> <p>☐ The EAP should show how this has been taken into account for this project. It should thus be demonstrated that whilst it is acknowledged that there is development pressure (the time for residential development is right), how is it that the subject project</p>	<p>It is agreed that wetlands required specific attention in management and planning procedures, especially where they are subject to significant human resource usage and development pressure. Specific attention was applied in the planning procedures as the layout was amended to exclude a large portion of the wetland and have it remain as open space. This layout was based on Dr. Dirk van Driels delineation. Subsequently it was found that the wetland was more extensive that Dr. Driels delineation. The</p>

	<p>should be authorised at this site, and not at an alternative locality? (it is put forward that the place may not be right).</p>	<p>new wetland assessment and offtes was discussed and met DWS requirements.</p>
	<p>12. The EMP (Appendix I of the S24G Application) refers. The EMP states the Engineers Representative (ER) and ECO are to report the Environmental Officer (EO). This is practically not how things work contractually. The ER reports to the Engineer who internally reports to the Client. Who and what is this EO – the EO’s Roles and Responsibilities are not included in the EMP. The ECO is to take things up with the Project Manager. Yet it is indicated the ECO is supposed to report to the EO. The various roles and the responsibilities of the various role players should be clarified since not doing so would cause confusion and thus limit the efficacy of the EMP. The EMP states that the ECO may order site vacation. Contractually, the ECO will have no appointment to undertake such instruction. Contractually only the Engineer can issue this instruction. The 2014 EIA Regulations requirement for an Environmental Auditor (Regulation 34) should be included in the EMP to ensure that legal compliance is maintained (would such an Auditor be the ECO or the EO? This responsibility should be specified). The EMP states that the Contractor should be fined for transgressions. Since all other construction-related disciplines work according to a contract, so too should the environmental work (and not to a fine system). Contractually, millions of Rands can be withheld for environmental (or other transgressions), whereas the stated fines are only for a few thousand Rand. As such, it would be more pragmatic to include compliance with environmental directives; laws; and authorisations within contract documentation, than to impose a penalty system.</p>	<p>The EMP is the standard used by all projects and practically work on the other construction sites. The audit requirements are written in the EA as conditions by the department.</p> <p>ECO reports including details of any non-compliances will be submitted to the competent authority. Should DEADP or DWS decide to issue a directive or fine etc. that will be the responsibility of the department.</p>
	<p>13. What is the purpose of this very tall lamp-post recently erected adjacent to the site within Bartlett Rise Road? If this lamp-post is for the housing development, could it be construed that the</p>	<p>Unknown.</p>

	development is “continuing” without all the relevant authorisations in place?	
	<p>14. One of my preliminary comments on the S24G Application dated 17 April 2018 (which should also be attached within Appendix G to the S24G Application) read: “Your advert in the Eikestadnuus dated 5 April 2018 makes no mention of the proposed housing development associated with the unlawful earth moving and construction of rock gabions undertaken within the watercourse on the property. This omission would serve to ensure that at least some I&APs reading the advert may not realize the intention is actually to obtain retrospective environmental authorisation for Activity 19 of Listing Notice 1, which would then ostensibly "allow for" the said housing development to go ahead. This is not procedurally fair in my opinion, as certain I&APs who would otherwise have registered to partake in the public participation process, may not have done so”. Your response in Appendix G to the S24G Application read “The unlawful commencement related to the gabions”. Whilst it is acknowledged that the unlawful commencement related to the gabions, I still feel that potentially affected I&APs would not have realised the full implications of the S24G process. It is interesting that Maxwell Dhelminie noted a similar concern in his comment dated 8 October 2018.</p>	<p>The advert was for the S24G listed activities. The housing was advertised under the Land Use change and approval application process.</p>
	<p>I trust that these comments, which are not in support of the S24G Application, nor of the housing project to which this application relates, will be duly considered by yourselves, and by the Competent Authority.</p>	<p>Comments included here and incorporated in s24G application to be considered by DEADP.</p>
	<p>1. Whilst the Draft Basic Assessment Report (DBAR) advertisement placed in the Stellenbosch Gazette and the “notice to land-owners” stated that I&APs should comment within 40 days of the date of the advertisement / notice, it can be argued that the explicit duration of the commenting period was not stated (i.e. the start and end-dates were not stated).</p>	<p>Please note that any issues related to the BAR (2014/2015), especially if they are procedurally related should not be referenced here as the Final BAR was rejected and that application lapsed and the file closed. A new legal process was commenced with regard to this s24G application and public participation undertaken.</p>

	<p>2. The EAP is technically correct that legislation does not require it ... but why bother placing a copy of the DBAR at the local library in Ida's Valley if no potential I&APs were informed of that documents' availability there? The commenting periods were also not stated in the DBAR. The DBAR was simply dated January 2015.</p>	<p>Please note that any issues related to the BAR (2014/2015), especially if they are procedurally related should not be refenced here as the Final BAR was rejected and that application lapsed and the file closed. A new legal process was commenced with regard to this s24G application and public participation undertaken.</p>
	<p>3. It is reiterated that the developer (ASLA) are already advertising the proposed development as if it is approved, and are inviting prospective buyers to purchase properties. This creates the public misconception that the Environmental (and Town Planning) Approvals are "done deals". It is contended that the term "noted" is not a suitable response to this statement (in the Comments and Responses Table attached as Appendix F to the FBAR). The term "agreed" would be more appropriate.</p>	<p>ASLA cannot go back in time and "un-advertise". This is not in breach of any legal provisions. Due to the response of adjacent landowners it does not appear as though the public participation was impacted in any significant manner.</p>
	<p>4. It is reiterated that the ASLA notice-board pictured below is misleading, as no apartments are planned on Erven 10866 and 11008. In addition, no garages are ostensibly planned for the 40m2 houses. Again, the term "noted" is not a suitable response to this statement. Due to its undeniable influence of public perceptions (and hence on the public participation process), the misleading notice-board should have been removed and replaced with something depicting a dense, low-cost development, consisting of 40m2 houses.</p>	<p>ASLA cannot go back in time and "un-advertise". This is not in breach of any legal provisions. Due to the response of adjacent landowners it does not appear as though the public participation was impacted in any significant manner.</p>
	<p>5. The Comments / Response Report (attached as Appendix F to the FBAR) notes that the subject properties have an existing approval in terms of the Land Use Planning Ordinance (LUPO). It's strange that LUPO approval should precede Environmental Authorisation (EA). Please correct me if I am wrong, but in my understanding, if NEMA Listed Activities are triggered, EA should be required by the Municipality before LUPO approval is granted. As such, is the existing LUPO approval valid? If the LUPO approval is valid, does it have an expiry date? How does the LUPO "approval" relate to the new LUPA and/or SPLUMA legislation? This key information (or at least an explanation thereof) should, in my opinion, have been</p>	<p>Please note that any issues related to the BAR (2014/2015), especially if they are procedurally related should not be refenced here as the Final BAR was rejected and that application lapsed and the file closed. A new legal process was commenced with regard to this s24G application and public participation undertaken.</p> <p>Yes, LUPA approval is valid for 5 years. It was done under the new LUPA legislation.</p>

	included in the Draft (DBAR) and Final Basic Assessment Reports (FBAR).	
	6. It is reiterated that the proposed development area is very wet during winter, which is possibly why it has not been cultivated for many years (judging by GoogleEarth imagery). It is argued that the area is a functional seasonal wetland).	It is certainly a functional wetland as described in the s24G application and in the specialist studies.
	10. Whilst visual impacts were ostensibly assessed in the FBAR, I still contend that the development of 217 houses (40m2 per unit) will devalue my property, since my current rural views (see photo example below) across vacant fallow farmland will be destroyed.	<p>It is noted in the s24G application that the visual character will be changed and views impacted upon. 17 households face directly onto the development and will have an impact on these home owners. Furthermore, there is potential for property values to decrease, this impact is assessed on page x.</p> <p>If you purchase property adjacent to municipal or privately-owned vacant land, there is always a risk that it may be developed. However, it is of critical import that this impact is identified and assessed as part of the s24G application.</p>
	11. Page 55 of the FBAR assesses the impact of the development (of Erven 10866 and 11008) on property values (in the adjacent Lindida residential area). "Site specific landscaping and architectural guidelines" and "best possible layout, public open space" are proposed to reduce the "magnitude" impact rating from "6" to "4" in the FBAR. What is meant by "Site specific landscaping and architectural guidelines"?	<p>Please note that any issues related to the BAR (2014/2015), especially if they are procedurally related should not be referenced here as the Final BAR was rejected and that application lapsed and the file closed. A new legal process was commenced with regard to this s24G application and public participation undertaken.</p> <p>The Design Concept guidelines were included tender document and specified the as follows: The urban and architectural design proposal strives to integrate the various elements.</p> <ol style="list-style-type: none"> 1. A mix of housing opportunities." (A mix of 4 types ranging in size and cost are proposed) 2. Non-residential complementary uses. (The development is situated next to conservation areas and a river, providing public open spaces in and around the development) 3. Primary and secondary circulation integrated with landscape architectural features. (The tender proposal stated that the

		<p>properties should be incorporated and integrated with the existing town via functional roads and pedestrian linkages. The design concept will facilitate secondary accesses to ensure permeability and simply circulation patterns.</p> <p>4. Introduction of a Bo-Kaap architectural language with werf-walls, pediments and colour usage to enhance uniqueness and individuality (The Architectural language speaks to a product suitable for the GAP and affordable housing market. Werf-walls and other architectural features form part of the development, providing a cohesive yet integrated development. The development was designed to provide a unique and individual development offering a variety of options, will conform to the existing built character of the surrounding neighbourhood, yet have its own identity and sense of cohesion)</p> <p>5. Design and mix of the built form will ensure a rich public interface to the human scale with emphases on safety and ease of use by pedestrians. (Pedestrian walkways will be provided along major routes. A second access point is proposed connecting Bartlett Road to the existing neighbourhood. This will promote flow of traffic and access for emergency vehicles etc.)</p>
	<p>12. Elsewhere (in the comments and responses report attached to the FBAR), the statement regarding site specific landscaping and architectural guidelines is contradicted by the statement “The buildings will be planned and designed according to the Stellenbosch zoning scheme guidelines of 1996. No specific architectural guideline is developed for the development”. So ... will architectural guidelines be developed and applied or will they not??</p>	<p>Again, no reference to the FBAR (2014/2015) should be made as this is no longer applicable.</p>
	<p>13. As far as I know, houses within new developments must be designed according to the SANS 10400-XA:2011 National Building Regulations, not in terms of outdated scheme guidelines. In addition, it is contended that members of the public commenting on new developments should have access to site specific architectural guidelines (which describe, inter alia, finishes, roofing,</p>	<p>The housing will comply with SANS 10400 XA and a structural engineer and geotechnical consultant are appointed. All housing will be registered with the NHBRC who guarantees the houses against structural defects. The proposed housing typologies is in keeping with the tender proposal. The final product was</p>

	<p>number of storeys, boundary walls, landscaping, environmental sustainability and energy efficiency). Without such guidelines, the public do not know what they are commenting on (refer again to the misleading notice board erected on site, pictured above). As such, as a directly adjacent neighbour, I request site specific landscaping and architectural guidelines, so that I may be properly informed with regard to the proposed development, and with regard to the “mitigation” measures proposed.</p>	<p>determined by market forces and the wide socio- and economic profile of the target beneficiary group.</p> <p>As above.</p>
	<p>14. The proposed layout is definitely not the “best possible” since, not only does it ignore seasonal wetlands and marshes (and maximises the number of units), but it goes against a number of judicious urban design principles for low-cost housing developments.</p> <p>For example, dead end streets backing onto public open spaces (especially riverine habitats), and houses facing away from public open spaces significantly increase the risk of illegal dumping (this is a reality in Ida’s Valley – one need only contact the Area Cleaning Department of the Municipality for confirmation if there is any doubt). What is more, it is known that houses facing away from public open spaces places the new occupants at increased risk from criminals, who can gain unobserved access to such homes from such open spaces.</p>	<p>The layout and Site Development plan were developed by a planner and assessed and approved during the rezoning application which is approved.</p> <p>The layout does make provision for the wetlands as these have been excluded to a large extent. The layout was literally based on the wetland delineation by Mr. Dirk van Driel. It must be noted that it was subsequently determined that this delineation was not correct and the wetland was larger than originally determined. As such some wetland area will be lost. These impacts have been assessed and a wetland offset is proposed.</p> <p>The layout does maximise the number of units as this is required for municipal subsidy projects due to the requirement to consider social and economic aspects as well. Land becomes unusable for such projects if the number of opportunities falls below a certain threshold. As such it is not possible to reduce this further and hence the proposed offset.</p> <p>There are three areas where roads end in line with public open space but this is required to allow for people to access their properties.</p> <p>There are windows situated on all “sides” of the houses. One cannot say if the houses are facing away from the public open</p>

		<p>space. Living areas and kitchens open up on “back gardens”. See Appendix B “housing typologies”.</p> <p>Illegal dumping and crime have been identified as potential impacts as assessed in the s24G application.</p>
	<p>15. Theoretically, the “best possible” layout would consider environmental constraints such as wetlands / marshes, and would have houses facing onto public open spaces (occupants are less likely to litter in front of their homes, children playing in the open spaces can be observed by their parents, and occupant safety will inadvertently be improved).</p> <p>Short roads should run along the edge of the public open space, with speed-bumps and road signs where required. Such measures will prevent speeding and running over of children crossing over into the open space area. It is suggested that the appointed Town Planners go back to the drawing board and apply their minds to come up with a believable “best possible layout”. Note that such a new layout should again be advertised for public comment (as this would represent a substantial change to the development proposal).</p>	<p>As about the layout does certainly consider environmental constraints such as the rivers and wetlands. The public open space was wholly set aside based on Mr. Dirk van Driels wetland delineation. A large portion of the site, 43% of the erf to be exact, has been set aside as public open space in order to protect the rivers and wetlands. There are windows situated on all “sides” of the houses. One cannot say if the houses are facing away from the public open space. Living areas and kitchens open up on “back gardens”. See Appendix B “housing typologies”.</p> <p>Short roads do run along the edge of the public open space. Speed-bumps and road signs will be placed in accordance with municipal requirements.</p>
	<p>16. Page 55 of the FBAR assesses the visual impact of the development (of Erven 10866 and 11008) on the adjacent Lindida residential area. In my view, the assessment is subjective. The “extent” of potential visual impacts are not site specific, but extend to at least 100m beyond the site boundary (i.e. impact on direct neighbours). This rating should be “2” (with and without mitigation). The “duration” of operational phase visual impacts is definitely not “0-1 years”. The housing development will (if approved) be “permanent”, irrespective of any mitigation measures applied (suggested rating of “5”). What mitigation is proposed to reduce the</p>	<p>Again, no reference to the FBAR (2014/2015) should be made as this is no longer applicable.</p> <p>Visual impact is assessed for 1. Gabions and work done to date (for fine calculation etc.) and 2. For housing establishment. Both 1 and 2 are assessed in terms of the construction, operational and decommissioning stages.</p> <p>The housing operational impact table lists:</p> <ul style="list-style-type: none"> • Magnitude-Minor-will not have an impact on processes-2

	<p>“duration” impact rating from “5” to “1” in the FBAR? The “magnitude” of the impact is certainly not “minor” if one is a directly adjacent landowner. I would give a “magnitude” rating of at least “6” (moderate, if “mitigated”) and “8” (high, without “mitigation”). The “probability” of the impact occurring is not “2” (low likelihood). Should the development be approved, surely the probability of visual impacts will be either “3” (distinct possibility), “4” (most likely) or “5” (impact will occur). As such, I still contend that an independent Visual Impact Assessment should have been undertaken, to avoid any subjectivity.</p>	<ul style="list-style-type: none"> • Extent-Local-3 • Permanent(P)-Will not cease-5 <p>The impact cannot be assessed from the perspective of one person or of a direct adjacent landowner. An un-biased perspective must be applied when making this assessment. Minor has been selected as although it is not considered to be “small” being a zero (will have no effect on the environment). Due to the topography of the site the visual impact is limited to nearby neighbours. Furthermore, the houses are not considered hideous or unsightly but rather in keeping with the surrounding area. Houses in Bartlett and Cornelly road area are of similar typologies as the houses proposed. Also note that all the houses for this site will be for the GAP market and no subsidised housing units are planned on erf 9445.</p> <p>An area approximately 40 meters in width runs the entire length of the side which acts as a slight buffer between the existing house and proposed houses.</p> <p>The average erf in the area (existing houses) is approximately 250 square meters. The proposed erven are on average 120 square meters but vary in size – see appendix M5.</p>
	<p>17. It is reiterated that 40m2 houses on 100m2 erven without garages will inadvertently lead to new homeowners constructing “car ports”, garages and/or wendy houses in their back yards without the necessary Municipal building-plan approvals. This trend is commonplace in certain areas in Ida’s Valley (and in other poorer neighbourhoods), irrespective of the efforts of Municipal Law Enforcement agencies. It goes without saying that prevention, through wise urban design, is better than “cure” through law enforcement! It is noted in the Comments and Responses Report attached to the FBAR that “The municipality informed the new residents of this requirement”. Have the new residents thus already</p>	<p>The layout and Site Development plan were developed by a planner and assessed and approved during the rezoning application which is approved.</p>

	been identified, and have all of them been informed of this requirement (not to build structures without Municipal approval)?	
	19. It is noted that sewage reticulation upgrades totalling an estimated R 41 Million (bulk) and R 6.5 Million (network) ex VAT will be required to accommodate the proposed development together with “other future development areas”. One wonders how these figures would impact on the economic viability of the housing development. It is also noted that Bulk Infrastructure Contribution Levies from the proposed development (and from other developments) should be used to pay for these upgrades. It is assumed that such levies (increases) will not affect existing residential areas within Ida’s Valley (e.g. Lindida).	This is not correct. Services confirmation has been provided by the municipality to indicate that sufficient services are available. See appendix M7.
DEADP DM	3.1. Please be advised that Activity 27 of Listing Notice 1 in terms of the NEMA EIA Regulations, 2014 will only be triggered if the proposed development results in the clearance of 1 ha or more of indigenous vegetation.	The proposed housing development will result in the clearing of more than 1ha of indigenous vegetation.
	3.2. It was noted that the Wetland Offset Agreement between the Stellenbosch and the Department of Water Sanitation was only signed by the Stellenbosch Municipality. Please be advised that the agreement must be signed by both parties and included in the Final Report.	Signed MOU included in Appendix M2.
	3.3. Comment must be obtained from the Department of Water Sanitation regarding the findings of the Freshwater Resource Rehabilitation and Implementation Plan for the proposed Idas Valley residential development on Erf No. 9445, Stellenbosch, Western Cape Province, dated September 2018 prepared by Scientific Aquatic Services and to confirm whether the proposed offset is acceptable.	Signed MOU included in Appendix M2. The MOU specifically references the Freshwater Resource Rehabilitation and Implementation Plan.
	3.4. Comment from CapeNature must also be obtained and included in the Final Report.	Comment received and responded to below.
	3.5. The Environmental Management Programme refers to Erf No. 995. This must be rectified.	The EMPr has been amended.

<p>Danielle Heynes</p>	<p>I, Danielle Heynes of Cornelly Close, Lindida, Stellenbosch, hereby lodge an objection to the abovementioned application submitted by Eco Impact Legal Consulting (Pty) Ltd.</p> <p>According to my understanding:-</p> <p>1) this will be a low-cost development and as such will place strain on the overall infrastructure and will impacting negatively on our property values.</p> <p>2) this area is a wetland which should be protected. I feel that the Stellenbosch Municipality have plenty more suitable sites.</p> <p>Please advise me timeously of all site inspections and hearings in relation to the matter.</p>	<p>Your objection is acknowledged.</p> <p>Proof of services confirmation has been provided by the municipality. See appendix M7. Decrease in property values has been assessed as an impact in the application and brought to the attention of the deciding authority.</p> <p>The wetland is being protected as most of it is being left as public open space and an offset agreement is in place. There are not plenty more suitable sites.</p>
<p>Cecil Langeveldt</p>	<p>I hereby register as an Interested and Affected Party being a landowner living in close proximity to Erf 99445, Starking Road, Lindida, Stellenbosch.</p> <p>I place the following on record regarding the Section 24 g Application for the rectification and cessation of the unlawful commencement of excavation of soil in a watercourse, and clearing of indigenous vegetation: Erf 9445 should be protected in terms of the NEMBA as it is a seasonal wetland damaged by deliberate action to change the character of this endangered area.</p> <p>This fact has long been known by Stellenbosch Municipality. Despite receiving a report on what was then known as the Undosa land, it still allowed the infilling of the watercourse bordering the western/north-western edge of Lindida.</p> <p>Trees on the banks of the stream were felled and dumped in the watercourse, and covered and infilled with rocks and soil. This blocked the natural flow of water to the bigger main stream bordering the northern end of the Idas Valley sports fields. This in-</p>	<p>You are registered as an interested and affected party.</p> <p>The wetland is to be rehabilitated in terms of the wetland offset agreement.</p> <p>The municipality were and are aware of the wetland, hence the clear amendments to the layout to exclude it based on the wetland delineation they had received from Mr. Dirk van Driel.</p> <p>Historically, the river became blocked with sedimentation and kikuyu grass. The rehabilitation plan will ensure that the river is restored to a functioning state.</p>

	<p>filling obscured the fact that the feeder stream also fed the seasonal wetland located on Erf 9445 through natural seepage.</p>	
	<p>The current excavation of the deliberately blocked watercourse to allow for a concrete gabion, therefore, constitutes a second violation of legislation and regulations of the NEMBA and related enactments, as it prevents the natural flow towards and seepage into said wetland.</p>	<p>The illegal activity is noted by the fact that an S24G application is in process.</p>
	<p>It also constitutes a violation of the constitutional rights of persons acting in the interest of protecting the environment, as afforded by Chpt. 2, art. 24(b) of the Constitution of the Republic of South Africa.</p>	<p>No response.</p>
	<p>It must also be noted that squashing people together in a high density housing project on an environmentally sensitive area that had already been damaged through a deliberate unlawful act constitutes a further act of environmental damage, as it exploits the desperate need for housing to benefit developers and financial interests at the expense of endangered environmental areas with their unique characteristics.</p>	<p>The environmental attributes were assessed. The layout, design and land uses were assessed and applied for under the existing LUPO approval relate to the new LUPA and/or SPLUMA legislation.</p>
	<p>I also contend that interested and affected parties are not fully informed of their rights in terms of full access to information at the briefing meetings regarding the proposed housing project, as required in Ch pt. 2 art. 32 of the constitution of the country. This prevents property owners like myself to make informed decisions regarding the options suggested by developers and their consultants.</p>	<p>No briefing meetings were held as part of this process. Full public participation was undertaken in terms of the NEMA EIA regulations as well as the zoning application and approval.</p>
	<p>Furthermore, all residents of Stellenbosch have the same right to dignified living as, for example, residents living in Simonswyk, Die Boord and Brandwacht; peaceful, low-crime areas with extensive natural spaces and well-tended parks. Why are residents in an area such as Ida's Valley treated differently?</p>	<p>43% of the site is to be left as public open space. Crime has been assessed as part of this application.</p>
	<p>The 2013 SPLUMA speaks to this issue in its imperative that the 4th Generation IDP and its integrated SDF must redress past imbalances in spatial planning.</p>	<p>The site is part of the Municipal's Spatial Plan and zoned residential. There was a subdivision approved for a residential development. Refer to responses above.</p>

	<p>Lastly, I bring to your attention that certain Stellenbosch ward councillors have made known the names of those who object to the infringement of statutory and legal prescripts by saying that such persons are opposed to low cost housing. This is a blatant lie. I, therefore, reserve the right to institute legal action to obtain the identities of any persons who disseminate disinformation, as this impugns the integrity of such persons and could expose them to physical violence, given the volatility of housing issues all over South Africa.</p>	<p>Noted with dismay.</p>
<p>1. Leigh Cicero 2. Dominic Walbrugh 3. Izel Rossouw 4. Paulianne Davidse 5. Petulia Golding 6. Gerald Golding 7. Carmen Mezichel 8. Edwald Moses 9. Wayne Jagers 10. Patrick Benting 11. Clint Groenwald</p>	<p>Herewith, matters and issues discussed at a meeting with concerned residents of Lindida at 40 Bartlett Rise at 19h30 on 5 December 2018.</p> <p>1) If housing project continues there must be a high wall between the development and Lindida as originally promised by Cape Dev/Garden Cities in 2004/5. This will make us feel more secure.</p> <p>2) No access off Bartlett Rise Road and Starking Road. Access should be off Rustenburg Road as the houses will face that way.</p> <p>3) According to our understanding it will be a low-cost development, meaning our home values will decrease.</p> <p>4) The security / crime in the area will increase. What about the safety of our children in Lindida? E.g. Victoria Park (behind Somerset Mall) and Klapmuts where the crime rate increased and home values decreased, etc.</p>	<p>This development is an initiative of Stellenbosch Municipality to provide affordable, high quality housing units to first time home owners. To construct a high wall will promote segregation. The idea is to integrate the development into the existing Idas Valley Community.</p> <p>The tender proposal states that the properties should be incorporated and integrated with the existing town via functional roads and pedestrian linkages. The design concept will facilitate secondary accesses to ensure permeability and simple circulation patterns. Access of Starking Road was already part of the original subdivision. Access of Bartlett Road is planned for the future and speak to the ease of access for the residents and emergency services. Access off Rustenburg Road will have a huge cost implication, and the wetlands and protected areas will have to be crossed, hence this is not feasible.</p> <p>Property value decrease included as an impact that has been assessed.</p> <p>Crime is also identified as an impact and has been assessed in the s24G application.</p>

<p>12. Danielle Hynes 13. Nuraan Walbrugh 14. Graham Hamgrse</p>	<p>5) The area is a wetland which should be protected. Why build houses here, when there are other areas in Stellenbosch (farms) to build houses. Previous disadvantaged people should not be accommodated in a wet area. Yes, it's the right time for housing but is it the right place?</p>	<p>There are no alternatives available that meet the requirements The wetland will be protected as far as possible and a wetland offset has been allocated.</p>
<p>15. Gerhard Jacobs</p>	<p>6) What schools will the children attend? Our local schools are already full.</p>	<p>Schools and other land use requirements is assessed and included in the zoning approval application process.</p>
<p>16. Chelse Cicero 17. Charl Cilliers 18. Ilze Le Roux</p>	<p>7) Who will the housing beneficiaries be? Will this be for the Idas Valley waiting list?</p>	<p>Also note that all the houses for this site will be for the GAP market and no subsidised housing units are planned on erf 9445. That means people will have to either buy the house cash or register for a bond. See the policy for FLISP in Appendix M6. People in a certain income bracket do qualify for a small subsidy ranging between R27,960.00 and R121,626.00 but this will not be enough to secure an opportunity.</p>
	<p>8) Decisions are made by Officials that don't live in the area and are thus not affected. Therefore, not considering the circumstances that the current residents are experiencing.</p>	<p>The decision will be made by DEADP who will consider residents comments and the s24G application.</p>
	<p>9) Should houses be build, proper building material should be used that houses don't crack, seeing that it is a wet area. Currently, in Lindida – Packham Street to be exact, the houses are in very bad conditions due to cracks, because that is also a wet area.</p>	<p>According to the structural engineer - Civil engineers on the project will be using road and storm water design to drain drainage along the roads that will dry the area. The foundations are designed for S1 / H1 / P conditions, so there is steel reinforcement in all foundations. Houses are provided according to building regulations.</p>
	<p>10) According to the layout/ building plan the houses are facing Rustenburg. We request that houses should face the stream, should the project continue. People tend to litter behind their houses in public open spaces and this is what we want to prevent. What about the garbage issues that can lead to possible health risks?</p>	<p>Most of the erven do face the river, however a few have one of the sides facing the river. However, windows still face onto these public open spaces. Open spaces will be managed in accordance with the EMP and MMP and the municipality will be responsible for the removal of litter.</p>
	<p>11) What about the Municipal Services? Sewerage Services? Is it a new development or is the current capacity adequate?</p>	<p>Current capacity is adequate as confirmed by the municipality.</p>

	12) Why do the building plans keep on changing? We would like to know what type of houses are planned?	The tender document states that the development will cater for a large variety of client needs by offering various unit types. Market forces and affordable housing trends, and the financial implication ultimately determined the final product. See appendix B for housing typologies.
	13) The right procedures must be followed for the community to be able to support the project.	Agreed.
	14) We request a meeting with the involved parties and the Lindida Residents as soon as possible.	At this stage a meeting is not possible. Full public participation has been undertaken as part of the rezoning process and as part of this s24G process.
Lamees Khan	I, Lamees Khan resident of 26 Bartlett Rise, Lindida, Idas Valley, hereby object to this low costing houses being built on wet area.	Your objection is noted. Also note that all the houses for this site will be for the GAP market and no subsidised housing units are planned on erf 9445. That means people will have to either buy the house cash or register for a bond. See the policy for FLISP in Appendix M6. People in a certain income bracket do qualify for a small subsidy ranging between R27,960.00 and R121,626.00 but this will not be enough to secure an opportunity.
	It's quite concerning the fact that the Municipal agree to this, which again gives me the impression that we people of colour does not matter!	The municipality is trying to provide housing to people trying to get into the property market.
	The developing company that build our houses 12 years ago confirmed that "NO HOUSES CAN BE BUILD ON THESE AREAS BECAUSE ITS WET EARA", yet 12 years later it's approved! We as residents in this area are deeply concerned as this raised huge concern for us as residents and the people that that will stay in these low costing houses.	It is not clear where this "confirmation" was from? A geotechnical investigation has determined that it is suitable for development. According to the structural engineer - Civil engineers on the project will be using road and storm water design to drain drainage along the roads that will dry the area. The foundations are designed for S1 / H1 / P conditions, so there is steel reinforcement in all foundations. Houses are provided according to building regulations. Also note that all the houses for this site will be for the GAP market and no subsidised housing units are planned on erf 9445. That means people will have to either buy the house cash or register for a bond. See the policy for FLISP in Appendix M6. People in a certain

		income bracket do qualify for a small subsidy ranging between R27,960.00 and R121,626.00 but this will not be enough to secure an opportunity.
	The municipality has been struggling to provide houses to low income people for the pass years, now they willing to provide them with houses that's on wet area is just plain disgusting! And gives me the impression they don't care, these people waited long for their houses and pay for it, to discover in a year or two that they will have damp flooring and crack walls, and these conditions will later affect their health and much more!	A geotechnical investigation has determined that it is suitable for development. According to the structural engineer - Civil engineers on the project will be using road and storm water design to drain drainage along the roads that will dry the area. The foundations are designed for S1 / H1 / P conditions, so there is steel reinforcement in all foundations. Houses are provided according to building regulations.
	Have you thought of the logistics: sewerage systems, traffic congestion, natural disasters, and fires? Traffic has been a struggle already for the past years.	Confirmation of services including comment from the traffic engineer included in the s24G application.
	Safety: If it's the same type of houses that was built in Cloeteville then I would fear for our safety, especially our kids, after all the violence that happened in the past years in Cloeteville.	Crime has been assessed as an impact.
	Surely there are other lands available in 'Stellenbosch but WILL NOT BE used for low costing houses because it's near "white neighbourhood".	Also note that all the houses for this site will be for the GAP market and no subsidised housing units are planned on erf 9445. That means people will have to either buy the house cash or register for a bond. See the policy for FLISP in Appendix M6. People in a certain income bracket do qualify for a small subsidy ranging between R27,960.00 and R121,626.00 but this will not be enough to secure an opportunity.
Nuraan Walbrugh	<p>When my husband and I decided to buy a house, we looked for an area that is quiet, has beautiful views and also has low crime statistics. We found the perfect balance in Lindida.</p> <p>We moved to Lindida about approximately 8 months ago. We found a quiet neighborhood with easy going, friendly neighbors who cared for each other. It was like country living right here in Stellenbosch.</p>	Crime statistics, traffic, property prices and safety are raised and assessed in the impact tables.

	<p>Herewith I am writing to matters of concern regarding the Housing project on Property 9445, Idas Valley. I have serious concerns of crime statistics, traffic, property prices and safety. Please reconsider the site as it is currently a wet-land: houses will not be of a good quality.</p> <p>Please consider erecting a high wall between Lindida and the new development should you still decide to go ahead.</p>	<p>This development is an initiative of Stellenbosch Municipality to provide affordable, high quality housing units to first time home owners. To construct a high wall will promote segregation. The idea is to integrate the development into the existing Idas Valley Community.</p>
<p>Mnr en Mev GG en PL Golding</p>	<p>Aan wie dit mag gaan Op 5 Desember 2018 het ons as inwoners by die woning van Mnr. en Mev. Cicero 40 Bartlett Rise, Idas Valley bymekaar gekom. Ons almal het ons onsteltenis en bekommernisse uitgespreek. Ek is eerlik dat ek nog nie persoonlik n vergadering bygewoon het nie, maar wel my man. As inwoner van Bartlett Rise 17 sowel as ander inwoners in die gebied, ken ons meestal mekaar as ou skool vriende, en goeie kennisse. Ons het goeie verhoudings, verkeer gesellig en kyk uit vir mekaar. Baie van ons het destyds as jong getroudes en 1ste nuwe huis eienaars hier gekoop. Alhoewel die onder gedeelte van Lindida ook bekend as La Gratitude Park nie rerig aangenaam is om deur te ry nie, was ons tevrede met die nuwe uitbreiding, tiepe huise en veral die pragtige natuur omgewing. Vir die afgelope 12/13 jaar was/is ons gelukkig om hier te woon, alhoewel baie van ons al minimale insidente gehad het met inbraak, die vrees van onbekende gesigte wat rondloop, weghol brande ens. Tog is ons almal bewus dat sulke dinge in enige woonbuurt gebeur. Een ding wat persoonlik vir my en my man n aangename en plesierige ervaring is, is dat van ons insluitend my oudste dogter in die somer oggende of aande met n geruste hart om die Bartlett Rise sirkel kan loop/draf vir oefenings doeleindes. Ook wanneer ons kinders van die buurt so lekker saam buite in die pad speel. Vandag is baie kinders so behep en vasgevang</p>	<p>Neem kennis van kommentaar.</p> <p>Also note that all the houses for this site will be for the GAP market and no subsidised housing units are planned on erf 9445. That means people will have to either buy the house cash or register for a bond. See the policy for FLISP in Appendix M6. People in a certain income bracket do qualify for a small subsidy ranging between R27,960.00 and R121,626.00 but this will not be enough to secure an opportunity.</p>

met tegnologie, waar ons kinders nog tyd maak om krieket, sokker, wegkruipertjie, 3 stokkies ens buite te speel. Ons kinders sit gemaklik met hul selfone buite om musiek te verskaf of om speletjies aan mekaar te stuur. Tot dusver was daar nog geen geval van iemand wat ons kinders besteel het nie. Ja ons as ouers sit baie kere buite om n oog oor ons kinders te hou, omdat spoedvraate menige kere in die pad op gejaag kom. Soms speel ons selfs saam en wees deel van die pret en joligheid. Dit skep graag n lekker atmosfeer en veral as die pappas ook saam join. Ons as inwoners kon of kan wel nie bekostig om in luukse of veilige sekuriteits buurte te woon nie, maar tog verdien ons inkomstes wat maak dat ons wel n goeie lewens standaard kan handhaaf. 2 Van ons bure het as voorbeeld ingeboude swembaddens, ons ry met ordentelike voertuie soos GTI Golf5's, VW Touran's, Volvo's, Nissan Xtrails, Toyota Fortuners, VW Polo's ens. Ons kinders speel buite met duur voorraad soos Tablets, Hover Boards, mini motor bikes, quad bikes, enjin gedrewe go-karts, duur hockey toerusting, pogo sticks ens. Meerderheid van ons gee ook ons kinders n goeie en gemanierde opvoeding en kan dit bekostig om ons kinders in Model C skole te he soos Stellenbosch Laer en Hoer, en Rhenish Primary en High. Ek dink julle kan presies uitmaak wat ek probeer se.....dat ons n hoer lewens standaard het as meeste inwoners van La Gratitude Park. Baie van ons vriende en selfs inwoners van Cloetesville en onder Vlei wat nog nie ons uitbreiding besoek het nie, het al verwys na die buurt waar die ryk mense woon. (en dit moet dam seker vir jul iets kan se).

	<p>- My vraag en ontsteltenis aan julle is, waarom moet julle Low Costing Housing by ons bou? Die paneel mense wat hierdie besluite en goedkeuring gee, woon nie hier naby of noodwendig in Stellenbosch nie, en daarom pla en raak dit niemand wat soort negatiewe impak die nuwe ontwikkeling op ons buurt gaan he nie.</p>	<p>Die grond gebruik en aansoek word deur die sonerings aansoek proses wat gevolg is bepaal.</p> <p>Also note that all the houses for this site will be for the GAP market and no subsidised housing units are planned on erf 9445. That means people will have to either buy the house cash or register for a bond. See the policy for FLISP in Appendix M6. People in a certain income bracket do qualify for a small subsidy ranging between R27,960.00 and R121,626.00 but this will not be enough to secure an opportunity.</p>
	<p>- Dit pla jul geensins dat ons huis waardes gaan daal nie.</p>	<p>Eindom waardes was ge-evalueer in die aansoek verslag.</p>
	<p>- Ek verstaan dat daar baie behoeftige mense is wat behuising nodig het, maar ons almal weet dat daar ander gronde beskikbaar is vir sulke GOEDKOOP RDP behuising. My suster is een van die groot hoeveelheid behoeftiges wat hul naam opgegee het. Vir hul was destyds gese agter by ons waar jul tans wil bou, gaan die duurder huise gebou word. Hoekom mense hoop gee en onder n wan indruk plaas?</p>	<p>Kommentare word kennis van geneem.</p>
	<p>Ek dink geensins dat ons as inwoners onredelik is oor die RDP huise nie. Waar is jul menslikheid om net ons lewens standaard te respekteer, en die goedkoop huise iewers anders gaan bou. Anders kon ons uitbreiding destyds net so wel goedkoop huise vir minder bevooregtes gewees het, want dit sou in pas met La Gratitude. Tog was dit besluit om duurder huise te bou en te verkoop, so dit maak geensins vir my sin dat jul nou goedkoop huise langs of agter ons wil bou nie.</p>	<p>Kommentare word kennis van geneem. Verwys na “responses” bo. all the houses for this site will be for the GAP market and no subsidised housing units are planned on erf 9445. That means people will have to either buy the house cash or register for a bond. See the policy for FLISP in Appendix M6. People in a certain income bracket do qualify for a small subsidy ranging between R27,960.00 and R121,626.00 but this will not be enough to secure an opportunity.</p>
	<p>- Wat gaan van ons en ons kinders se VRYHEID en VEILIGHEID word?</p>	<p>Kommentare word kennis van geneem. Verwys na “responses” bo</p>
	<p>- Inbraake gaan beslis toeneem.</p>	<p>Kommentare word kennis van geneem. Verwys na “responses” bo</p>
	<p>- Ons gaan GEEN BEHEER HE OOR KARAKTERS/ELEMENTE wat bedags en saans hierdeur ons strate gaan beweeg nie.</p>	<p>Kommentare word kennis van geneem.</p>

- Ek en my kind gaan nie die vrymoedigheid he om te draf om die sirkel nie, dit terwyl karakters en skollies n mens dop hou.	Kommentare word kennis van geneem. Verwys na “responses” bo
- Dit gaan ONSMAAKLIK wees om in die RDP huise vas te kyk.	Kommentare word kennis van geneem. Verwys na “responses” bo
- Ons buurt gaan definitief besoedel word met rommel, wyn bottels, gebreekte glasse en wie weer watter soort afvalstowwe. Dit is n groot kommer omdat dit HEALTH RISKS vir ons en ons kinders inhou.	Afval bestuur en bevestiging van die lewer van die dienste is gegee deur Stellenbosch Munisipaliteit.
- Ons gaan met NOISE POLLUTION sit omdat mense by sulke wonings met musiek lawaai bedags en tot in die nagtelike ure, en dit terwyl ons dedicated kinders gedurende elke kwartaal hard leer om goeie punte te kan verwerf.	Kommentaar word kennis van geneem.
- Sulke goedkoop woonbuurte waar mense gewoonlik woon, gee herberg aan families en ander, en sodoende word ons strate deurgeloopt met elemente wat waarskynlik drank en dwelms smokkel en gebruik. Sal julle Hoer Gesag mense tevrede wees met dit vir jul kinders?	Kommentaar word kennis van geneem.
- Hoe kan ons die Behuisings Projek ondersteun as ons weet ons gaan meer in vrees lewe.	Kommentaar word kennis van geneem.
- Ek gaan te bang wees my kinders word gesteel, besteel, fisies aangerand, verkrag en selfs vermoor. Ons bly in n siek wereld, en is dit nie reg van julle om nie ons griewe in agteneem nie. Selfs al verseker julle ons dat die huise wel net aan Stellenbossers gegee gaan word, het julle nie beheer of versekering dat huis eienaars nie blyplek aan mense buite Stellenbosch gaan gee nie. Dis waar ander skollies van ander oorde dan stagneer en kom oorvat, en ons lewens gaan ontsuur.	Kommentaar word kennis van geneem.
- Ons properties gaan ge-invade word, en ons moet tevrede wees?	Kommentaar word kennis van geneem.
- Destyds toe ons hier koop, was dit gese dat daar n pad aangebring gaan word vanaf Hydro. Daaroor was baie van ons happy, omdat ons high-class vriende, families, kliente, werks kollegas/eienaars kry wat ons besoek. So n pad vanaf Hydro sou geskik gewees het om sodoende die minder mooi area onderkant ons te vermy het. Tot ons spuit was daardie pad nooit aangebring nie. Dit bring aan ons	Die verkeer impakte was ge evalueer en ingesluit in die sonerings aansoek.

	<p>almal GROOT ONTEVREDENHEID die feit dat n pad vanaf Bartlett Rise aangebring gaan word na die nuwe uitbreiding.</p>	
	<p>- Hoe gaan traffic en die gebruik van voetgangers hier lyk by ons stillerige woonbuurt?</p>	Die verkeer impakte was ge evalueer en ingesluit in die sonerings aansoek.
	<p>- Destyds was ook aan ons gese dat n muur langs die rivier sou opkom, en dit ook was n leun. Al besluit of belowe julle ook om nou n muur te wil bou wat ons van die RDP huise skei, gaan dit nie die oplossing wees nie. Daardie muur gaan inelkgeval nie hoog genoeg wees om ons veiligheid te verseker en van die woning en sy mense te skei nie.</p>	This development is an initiative of Stellenbosch Municipality to provide affordable, high quality housing units to first time home owners. To construct a high wall will promote segregation. The idea is to integrate the development into the existing Idas Valley Community.
	<p>- Gronde word gebruik om Estates en ander huise in Idas Valleï te bou, wat ons behoeftige mense nie kan bekostig nie, en sodoende kry ander mense voorkeur. Hul kry stewige en ordentelike mure en omheinings om elemente buite te hou en die leef area veilig te laat voel.</p>	The housing will comply with SANS 10400 XA and a structural engineer and geotechnical consultant are appointed. All housing will be registered with the NHBRC who guarantees the houses against structural defects.
	<p>- Hoe onregverdig is dit nie teenoor ons nie?.....Huise kon op daardie gronde gebou gewees het om ons mense te huisves.</p>	Kommentaar word kennis van geneem.
	<p>- Hiermee sluit ek af dat ek en my man totaal en al die Goedkoop Behuisings Projek teenstaan.</p>	Kommentaar word kennis van geneem.
Leigh en Dean Cicero	<p>As inwoner van 40 Bartlett Rise Lindida wil ek net my bekommernisse en mening rondom begenoemde projek uitspreek.</p> <p>1) Indien daar besluit word dat die projek voortgaan, versoek ons daar daar 'n soliede hoë muur gebou moet word tussen die nuwe ontwikkeling en Lindida. Daar was in elkgeval 13 jaar terug deur Garden Cities belowe dat daar 'n muur voor die rivier gebou gaan word.</p> <p>2) Onder geen omstandighede wil ons 'n ingaan by Bartlett Rise hê nie. Daar gaan te veel verkeer deur beweeg wat ons rustige area totaal en al gaan verander. Kinders se veiligheid gaan ook in gedrang wees.</p>	<p>Kommentaar word kennis van geneem.</p> <p>This development is an initiative of Stellenbosch Municipality to provide affordable, high quality housing units to first time home owners. To construct a high wall will promote segregation. The idea is to integrate the development into the existing Idas Valley Community.</p> <p>The tender proposal states that the properties should be incorporated and integrated with the existing town via functional roads and pedestrian linkages. The design concept will facilitate secondary accesses to ensure permeability and simple circulation patterns. Access of Starking Road was already part of the original</p>

	<p>3) Volgens ons kennis gaan dit 'n lae koste bouprojek wees, wat beteken die waarde van ons huise gaan onmiddelik daal.</p> <p>4) Daar gaan +- 500 kinders wees in die nuwe area. Watter skole gaan hulle bywoon. Skole in die area is reed stamp vol.</p> <p>5) Gaan inwoners van Idasvallei wat nou al baie lank op 'n waglys is voorkeur kry? Of gaan dit oop wees vir die publiek? Vreemde mense in jou area is gewoonlik nie 'n goeie ding nie. Crime rate sal styg, huis en motor inbrake, ensv</p> <p>6) Ek wil beklemtoon dat indien die projek voortgaan, moet daar gebruik gemaak word van ordentlike bou material. Omdat dit 'n wetland area is. Ja, daar is 'n groot behoefte aan behuising en dit is die regte tyd om te bou, maar is dit die geskikte plek?</p> <p>7) Die bou planne het intussen verander as wat oorspronklik beplan was. Wat is die rede vir dit?</p>	<p>subdivision. Access of Bartlett Road is planned for the future and speak to the ease of access for the residents and emergency services. Access off Rustenburg Road will have a huge cost implication, and the wetlands and protected areas will have to be crossed, hence this is not feasible. Full traffic impact assessment included in the application.</p> <p>Waarde van eiendom was ge evalueer in verslag.</p> <p>Grond gebruike en gemeenskaps fasiliteite word bepaal deur die beplanners en die uitlegte word ontwerp met grond gebruike en behoeftes in ag geneem en is goedgekeur deur Stellenbosch Munisipaliteit.</p> <p>Neem kennis. Die wetgewing en bou standaade vereis dit ook.</p> <p>6) The housing will comply with SANS 10400 XA and a structural engineer and geotechnical consultant are appointed. All housing will be registered with the NHBRC who guarantees the houses against structural defects.</p> <p>7) The tender document states that the development will cater for a large variety of client needs by offering various unit types. Market forces and affordable housing trends, and the financial implication ultimately determined the final product</p>
Paulianne Davidse (Ms)	<p>I have attended a meeting where we raised our concern in regard the new housing development on ERF 9445 Idas Valley, Stellenbosch.</p> <p>Concern house Owner 11 Bartlett Rise, Lindida, Stellenbosch.</p>	<p>The river and wetland are being left as public open space. Although some of the wetland will be destroyed, a wetland offset is in place. The impacts are assessed in the s24G application.</p>

	<p>1. Nature It is known that there are animals and might be indigenise plants on ERF 9445 that will be affected with the housing development that is planned to be build. It is known that there are frogs, helmeted Guinea fowl, snakes and possible indigenize plants. I want to bring you to the attention of two of these: The frog comes out only when it rains and burry itself under the ground with 30cm sand, whilst in the ground he form bubbles that turns hard. The guinea fowl has come so used to the surroundings that the walk early morning up into Bartlett Rise. What will happen to the nature of surrounded trees and partial wildlife that has become known to us and that we respect and that has made our living area so unique? We as residence enjoy the nature and with the new development this will be taken away not only from us but from the animals that has found a home.</p>	
	<p>2. Sewer Currently we struggle with our sewer system and have a constant overflow. What is the infrastructure around this with the new development? Will additional pipes be added and or will a complete new sewer system be laid for the new proposed development.</p>	<p>The municipality has confirmed there is sufficient capacity.</p>
	<p>3. Road Access Initially the access was from Starking Road, why now on the new plan is there access of road through Bartlett Rise. The roads in our area is very narrow and there happen to be two exists of which one is used regularly. This will increase the traffic flow in Idas Valley. Access and exit through Bartlett Rise as well as Starking Road will bring a greater impact on traffic, in and out of the area. Why can exit not be on the side that the houses are facing (The Road up to Hydro), this will have a lessor on traffic.</p>	<p>The Traffic engineer has confirmed that the road upgrades underway will sufficiently allow for the traffic generated from the new development. See appendix M8. A full traffic impact assessment is also included.</p> <p>The tender proposal states that the properties should be incorporated and integrated with the existing town via functional roads and pedestrian linkages. The design concept will facilitate secondary accesses to ensure permeability and simple circulation patterns. Access of Starking Road was already part of the original subdivision. Access of Bartlett Road is planned for the future and speak to the ease of access for the residents and emergency services. Access off Rustenburg Road will have a huge cost</p>

	<p>4. Property Value Current property value in our area has increased due to several positive factors; ie. Quiet area, security safe; safe environment for our children to play outside, close knit community, beauty of nature that we are surrounded with. Current housing sales range from R800 0000 up.</p> <p>With the new housing we are concern and know that the value of our property will drop. The same happened in Victoria Park, Somerset West after the lower-class housing was build. The wall/ petition that they have put up between the lower-class housing and the Garden City houses does not avoid the negative impact of crime increase. It is a poor sight to see how unstructured building materials are used by the lower-class residents to renovate their houses. These are factors that dropped the value of the Garden City houses, houses where people have bonds to pay and have to accept depreciation that is out of their control.</p>	<p>implication, and the wetlands and protected areas will have to be crossed, hen this is not feasible.</p> <p>Property value decreases noted as an impact and assessed in the s24G application. Also note that all the houses for this site will be for the GAP market and no subsidised housing units are planned on erf 9445. That means people will have to either buy the house cash or register for a bond. See the policy for FLISP in Appendix M6. People in a certain income bracket do qualify for a small subsidy ranging between R27,960.00 and R121,626.00 but this will not be enough to secure an opportunity.</p>
	<p>5. Wetland Wet soil has an effect on people’s health. It must also be taken into account that when someone buy or get a house they expect and good establishment. With the soil being wet the walls of house might/can crack or the foundation will fall in. Quality of housing is a concern on wetland as there will be damp walls right through winter and to maintain it cost money. Low class housing must be on solid properties so that these people can experience a better life for themselves. Property on wetland will not make their lives easier.</p>	<p>Geotechnical study indicated that the area is suitable for housing. According to the structural engineer - Civil engineers on the project will be using road and storm water design to drain drainage along the roads that will dry the area. The foundations are designed for S1 / H1 / P conditions, so there is steel reinforcement in all foundations. Houses are provided according to building regulations.</p>
	<p>6. A further concern is the owners that will receive property, if the development proceed. Is it inhabitants of Stellenbosch area that is on the waiting list or is it outside people that will also qualify for these houses. The question is also the type of houses that will be build.</p>	<p>Also note that all the houses for this site will be for the GAP market and no subsidised housing units are planned on erf 9445. That means people will have to either buy the house cash or register for a bond. See the policy for FLISP in Appendix M6. People in a certain income bracket do qualify for a small subsidy ranging between</p>

	<p>R27,960.00 and R121,626.00 but this will not be enough to secure an opportunity. Housing typologies included in appendix B.</p> <p>7. A valid concern is that is mentioned in one of these documents that is will only affect Idas Valley people visually. How well is this area and the infrastructure of Idas Valley known to the decision makers? A map can give the layout of a place, but when last was a survey done to account to the amount of people living in Idas Valley. The website state 2007. This is 2018 and a lot has happened in the last 11 years. With this said we want to bring to your attention that we as residence are concerned as follow:</p> <ol style="list-style-type: none"> 1.Safety of our children who will no longer be able to play outside. 2.Value of property drop 3.Nature 4.Increase in traffic in and out of Idas Valley 5.Security of our home, vehicle ourselves. 6.Sewer 7.Concern of project that has been stopped on numerous occasions and now restarted. 8.Change in previous plan to building a bridge for one of exist of area to be through Bartlett Rise when roads are too narrow for influx of traffic. <p>Housing is needed and although it is the right time the question is, is it the right place? From a resident point of view when a development is started the current residence and future residence must be taken into account and the property that the houses will be built on referring to quality then quantity. There are enough unused land that is dry that can be considered before affecting not only new residence, but also current residence.</p>	<p>Safety, property values, impact on fauna and flora, traffic, services have been assessed in the s24G application.</p> <p>8. Full Traffic impact assessment included.</p>
BJ Benting	<p>Hiermee verklaar ek as huiseienaar van Erf 11050 dat ek bogenoemde projek ten volle afkeur . Koop my huis vir 1.2 Miljoen</p>	<p>Neem kennis van kommentaar.</p>

<p>en kom bly dan daar , en u sal na 3maande sien hoe die omgewing lyk, presies soos die kaapse nedersettings, gangsters gaan die voorland wees, en lekker wggesteek wees om hul drugg gewoontes verder te dryf .</p> <p>U word vriendelike uitgenooi na 'n vergadering om 19h30 op Woensdag 05 Desember 2018 by Bartlett Rise 40. Aan huis van Dean en Leigh Cicero.</p> <p>Die doel van die vergadering is om die beogde laekostebhuisingsprojek langsaan Lindida te bespreek. Volgens die aangehegte bouplan sluit die ontwikkeling 217 huise in, met 'n groote van 40m2. Die erfe is tussen 94m2 en 109m2.</p> <p>Die ingange is van Starking Straat en Bartlett Rise. Dit gaan beteken dat ons area baie meer traffic gaan he.</p> <p>Die is 'n Wetland Area waar die huise gebou gaan word, so hoe gaan die huise se toestand oor 'n paar jaar wees.</p> <p>Daar is wel 'n baie groot behoefte aan behuising, maar is dit die regte plek daarvoor?</p> <p>Ons is ook nie gewaarborg van wie daar gaan koop nie, dalk and er dorpe se mense en nie ons eie mense van Stellenbosch wat behoefdig is en dit dalk nie kan bekostig om daar te koop nie.</p> <p>Vreemde mense wat hier gaan rond dwaal, hoe gaan ons veiligheid beskerm word. Huisinbrake wat toe neem ... ,</p> <p>Ons kan dalk nog iets aan die situasie doen, maar is dit eers goedgekeur is is ons hande afgekap.</p>	<p>Neem kennis van uitnodiging gestuur aan almal.</p> <p>Korrek.</p> <p>Korrek.</p> <p>Korrek.</p> <p>Neem kennis van kommentaar. Die ligging en watter grond gebruike beog word was deel van 'n sonerings aansoek wat gevolg en goedgekeur is deur Stellenbosch Munisipaliteit.</p> <p>Veiligheid is ge evauleer in die verslag.</p> <p>Neem kennis van kommentaar.</p>
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	<p>Neem kennis dat ons slegs kans het tot Maandag 10 Desember om kommentaar of bekommernisse rakende die projek by die betrokke omgewingskonsultante in te dien.</p> <p>Die volgende persone kan gekontak word.</p>	Korrek.
Charl cilliers	<p>Comment No. 3 contained in my submission dated 10 December 2018 made mention of a broadened definition of the project to include 166 Single Residential Zone properties. The two bullets below should be read with Comment No. 3.</p> <p>The fact that the scope of development projects within Idas Valley are changing is cause for concern. The number of units (flats) for Erf 11330 is now proposed to increase by more than a third!</p> <p>How can I&APs be sure that the scope (i.e. density, number of units, typologies) of the 166 subsidy housing erven very broadly "described" in the S24G Application for Erf 9445 will also not be amended by applying for a substantial increase at some later stage?</p>	Any substantial amendments will go through a public participation process as with erf 11330 hence you would be able to comment on any future amendments should they arise.
Cape Nature	<p>Project History</p> <p>This application is related to the proposed housing development on Erf 9445. This proposal was originally subject to a National Environmental Management Act (NEMA) authorisation process (DEA&DP ref. no. 16/3/1/1/B4/45/1105/14) for the original subdivision layout for Erven 10866 – 11008.</p> <p>Following the submission of the Amended Final Basic Assessment Report (BAR) for this process a determination was provided by DEA&DP on 24 February 2018, in which it was determined that no NEMA listed activities are triggered. It is noted that the proposal had been amended to accommodate public open spaces to protect the watercourse and wetlands. It should also be noted that CapeNature was not provided the opportunity to comment on the amended layout within this process. We had objected to the original layout</p>	<p>Agreed.</p> <p>Agreed.</p> <p>DEADP checklists are not sent to key departments. Agreed.</p>

	<p>due to the lack of a buffer from the watercourse and development within a wetland.</p> <p>The reason for the DEA&DP determination that no listed activities are triggered is that Listing Notice 1 Activity 12 for various structures within a watercourse and a 32 m buffer would not be triggered as the site is determined to be within the urban edge due to the existing residential subdivision.</p> <p>Listing Notice 1 Activity 19 related to excavation or deposition of more than 5 m³ of material within a watercourse would still be relevant, however the upgraded watercourse crossing was below the threshold. It is assumed that the change in the NEMA determination was as a result of the amended layout to accommodate the wetland and watercourse buffer, however CapeNature does not have access to the original report where the initial determination of listed activities triggered is provided.</p> <p>Following the initiation of construction of the development, DEA&DP was contacted to investigate allegations of commencement of NEMA listed activities at this location. Following the investigation a pre-compliance notice was issued which determined that listed activities had been triggered by construction activities, namely Listing Notice 1 Activity 19. This was due to earthmoving activity and construction of gabions within a watercourse.</p> <p>The reason for the NEMA Section 24G rectification process despite the initial determination that no NEMA listed activities would be triggered is that activities were undertaken that were not included in the original project description. It is therefore recommended that further explanation is required in this regard, which could either be that there was an incorrect or incomplete project description for the</p>	<p>Agreed.</p> <p>Agreed. As above checklists are not circulated to key departments.</p> <p>Agreed.</p> <p>The engineer indicated that less than 5m³ would be removed from the watercourse and this was stated in the checklist. However, the extent of the river was larger than understood by the engineer and the gabions resulted in more than 5m³ being moved.</p>
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	determination of no listed activities or that the activities deviated from the approved project proposal.	
	<p>Freshwater Specialist Studies</p> <p>The freshwater ecological information (November 2014) and the follow-up wetland assessment (August 2015) which were included within the initial NEMA authorisation application have been included as appendices in the NEMA S24G application. As stated above, CapeNature raised concerns regarding these studies within in the NEMA authorisation process. In addition to the previous freshwater specialist reports, a freshwater rehabilitation and implementation plan (FRIP) has been included dated September 2018. These reports were all compiled by different specialists.</p>	follow-up wetland assessment (August 2015) is not included as a specialist study but as background information. The freshwater ecological information (November 2014) is provided for background related to the river but the 2018 reports have been used largely for the basis of the application.
	The 2018 FRIP has included an updated wetland delineation which differs from that included within the August 2015 wetland assessment. The wetlands mapped are more extensive and better aligned to the extent of wetlands observed by CapeNature during the site visits undertaken. The wetlands mapped are more extensive and the explanation provided in the 2018 FRIP is that the 2015 assessment had only included the permanent wetland zone and not the temporary wetland zone. The revised layout was based on the 2015 assessment.	Agreed.
	The methodology for the wetland delineation for the 2018 FRIP has not been described, however it is assumed that this is in accordance with the standard DWAF (2005, 2008) methodology for the identification of wetlands and riparian areas. The freshwater features on site are also not described or assessed in detail with a brief summary provided in a table. We wish to query if there is an interim report with the further detail. The wetland is however described as critically modified and dominated by alien invasive species.	Please see verification and offset requirements report attached as Appendix H2.2.
	<p>Wetland Offset</p> <p>The 2018 FRIP is focused on the wetland offset proposal. The amended layout was based on avoidance of the wetland delineation</p>	This is incorrect. The letter states <i>“FINAL BASIC ASSESSMENT REPORT: THE CONSTRUCTION OF RESIDENTIAL DEVELOPMENTS ON ERF 11330, ERF 10866 AND ERF 11008, STELLENBOSCH</i>

	<p>of the 2015 assessment and therefore there is an additional area of wetland which will be impacted on by the revised layout according to the 2018 delineation, hence requiring a wetland offset. Wetland offsets are undertaken in terms of the National Water Act (NWA) for whom the competent authority is the Department of Water and Sanitation (DWS).</p> <p>There is an appendix for the water use license application (WULA) in terms of the NWA, however the only document included is confirmation of receipt of the Final BAR by DWS.</p>	<p><i>Your document dated 23 November 2015 with DEA&DP reference numbers: 16/3/1/184/45/1114/14 and 16/3/1/1/84/45/1105/14 refers.</i></p> <p><i>The proposed interventions triggers water uses in terms of section 21 (c) "impeding or diverting the flow of water in a watercourse" and (i) "altering the bed, banks, course or characteristics of a watercourse" of the National Water Act, 1998 (Act No. 36 of 1998) and will require an Authorization before any activity can commence.</i></p> <p><i>The Department acknowledges the receipt of a Water Use Authorization Application dated 10 June 2015 for the above mentioned water uses. The Department will assess the Water Use Authorization Application and respond to the client."</i></p> <p>The letter acknowledges the FBAR (23 November 2015) and the WULA (10 June 2015).</p> <p>Appendix F has been updated to include further correspondence with DWS. The MOU has also been signed by DWS see appendix M2.</p>
	<p>The wetland offset assessment and requirements have not been included in the FRIP, although it is stated that in accordance with the wetland offset calculator, the offset requirements are 0.7 functional ha equivalents and 0.4 habitat ha equivalents. Once again, we wish to query if there was an interim report that included the above details.</p>	<p>Please see verification and offset requirements report attached as Appendix H2.2.</p>
	<p>In terms of identifying a target offset site, 1.68 ha of seep wetland were identified on the neighbouring property. The functional ha equivalent for this site however was calculated as 0.4 ha, therefore in order to meet the offset requirement of 0.7 ha, the wetland would need to be improved by 35% to a Category B (largely natural)</p>	<p>Agreed.</p>

	<p>state. This target was however considered to be unrealistic and therefore a present ecological state (PES) of Category C was proposed and supported by DWS.</p>	
	<p>The focus of the FRIP is on the implementation of the wetland offset. The implementation plan consists of four steps, namely: planning; alien invasive clearing; rehabilitation of the wetland; and monitoring. In general, CapeNature supports the proposed implementation plan of the wetland offset. There are however a few issues which need to be highlighted.</p>	<p>Noted.</p>
	<p>A key issue is the first listed control measure for the planning step, namely that the neighbouring property must be correctly zoned as an open conservation servitude. Placing an appropriate security for the wetland area is essential for the long-term viability and success of the proposed wetland offset.</p> <p>Further clarity is required of the proposed security of the wetland and we wish to query the proposed open conservation servitude. CapeNature can be further engaged in this regard.</p>	<p>The rehabilitation plan states that Before rehabilitation activities can commence all necessary permits and authorisations will be required, including but not limited to:</p> <ul style="list-style-type: none"> ➤ Water Use Authorisation for all rehabilitation activities; and ➤ Rezoning/ conservation servitude or similar for the rehabilitation areas this may not be in place before rehabilitation commences, however, proof of initiation of this process should be available on request. <p>The Wetland will be fenced off and the Municipality will maintain it as per the approved Environmental Management Plan. The tender proposal states that the natural features on both sites such as the stream and oak trees precinct and natural drainage channels and trees provide an opportunity to preserve, enhance and integrate the built form with the natural rural attributes set in the background of the Boland Mountains. It further states that public spaces will be integrated with built environment.</p>
	<p>We further wish to query the delineated extent of the wetland offset, as this is not clear from the FRIP. The delineated wetland itself has been indicated, however it is not clear if the entire extent of delineated wetland is proposed for the offset. The wetland is located over three different cadastres outside of the proposed development area. Land ownership is also important in this regard, in particular with regards to the proposed security for the wetland</p>	<p>Please see verification and offset requirements report attached as Appendix H2.2. From the below assessment it is evident that 0,4 functional hectare equivalents and 0,3 habitat hectare equivalents of wetland area needs to be conserved to offset the loss of 0,88 hectares of wetland ecoservices and ecosystem conservation value in the catchment (Table 3 and 4). Following this, it is clear from Table 6 that one habitat hectare equivalent is available in the</p>

	<p>offset. We wish to emphasize that it is essential that these plans must confirmed within the process, as it will affect the implementation of the offset.</p>	<p>neighbouring property which can be utilised for the offset. As indicated above, there is 1,69 hectares of wetland habitat available, therefore ample wetland s available to meet the offset requirements. <u>This wetland will need to be improved by 30% in order to meet the functional hectare equivalent requirements,</u> meaning that the remaining wetland will need to be improved from the Current PES Category D (Largely modified) to a Category B/C (Moderately modified).</p> <p>The Wetland will be fenced off and the Municipality will maintain it as per the approved Environmental Management Plan. The tender proposal states that the natural features on both sites such as the stream and oak trees precinct and natural drainage channels and trees provide an opportunity to preserve, enhance and integrate the built form with the natural rural attributes set in the background of the Boland Mountains. It further states that public spaces will be integrated with built environment.</p>
	<p>A few other issues which require further discussion include: The proposal for control of the Kikuyu grass (<i>Pennisetum clandestinum</i>) is spraying with Glyphosate herbicide. The preference would be for a grass specific herbicide (e.g. Gallant), and it should be ensured that if Glyphosate is used it must be used in monospecific stands of Kikuyu and not where it is mixed with indigenous species.</p>	<p>This has been noted as a recommendation and listed in the mitigation measures in the MMP and s24G application.</p>
	<p>The earthworks associated with the rehabilitation interventions should be undertaken prior to alien clearing in order to maximize resources as this will remove alien invasive species within the footprint. It is essential then that alien invasive species do not establish within these rehabilitation footprints.</p>	<p>This has been noted as a recommendation and listed in the mitigation measures in the MMP and s24G application.</p>
	<p>It must be taken into account that an operational agreement for the synchronisation of CARA/NWA/NEMA/NHRA processes within the Western Cape has recently been signed by the relevant state departments and is particularly of importance with regards to the</p>	<p>This is for consideration of the departments.</p>

	water-related issues for this application. As such, the outcome of the WULA needs to be considered concurrently with this NEMA S24G rectification process and the WULA documentation should also be included in the NEMA process for consideration.	
	Most significantly, the proposed wetland offset functions both to compensate for impacts on water resources as well as freshwater ecology and therefore must be taken into consideration for the outcome of the NEMA process, even if it is authorised in terms of the WULA. Collaborative consultation between CapeNature, DEA&DP and DWS is also required.	Agreed. This is for consideration of the departments.
	<p>Conclusion</p> <p>In conclusion, CapeNature agrees with the proposed wetland offset implementation as outlined in the FRIP, however further confirmation is required regarding the method of securing the offset and associated responsibilities. CapeNature also requests that any additional reports related to the calculation of the wetland offset and the current wetland delineation (2018, not 2015) are provided for review in order to fully interrogate the proposal.</p>	<p>Please see verification and offset requirements report attached as Appendix H2.2.</p> <p>Will be circulated for an additional 30 days.</p>
	An important consideration is the application of the mitigation hierarchy, including a motivation why a further revision of the proposed development was not undertaken in response to the 2018 wetland delineation as opposed to implementing a wetland offset.	43% of the site has already been set aside for public open space and further reducing the number of opportunities was deemed to be economically unfeasible.
	In terms of other considerations in terms of the application, the concerns related to the unlawful activities have been adequately addressed as described above and we do not consider that any other remedial measures are required (again taking into consideration the mitigation hierarchy).	Agreed.

DEADP:
Pollution

1. Careful consideration should be given to the effective drainage, collection and disposal of storm water runoff as the site consist of impermeable residual granites with permeable transported soils (Geotechnical Site Investigation);
2. What measures are to be put in place to ensure sustainability of the two seep wetlands taking into account that the wetlands are modified;
3. Potable and non-potable water must be used sparingly;
4. The applicant must at all times be mindful of the proposed activities applied for, and any additional environmentally impacting activity conducted may require a separate application for environmental authorisation.

1. Stormwater will be managed according to Stormwater Management Plan in EMP.
2. See Appendix H2.1 and H2.2
3. Noted and stated in EMP
4. Noted.