

ANNEXURE 1: REASONS FOR THE DECISION

In reaching its decision, the competent authority, *inter alia*, considered the following:

- a) The information contained in the Application Form dated 31 October 2006, as received by the competent authority on the same day, the Scoping Report dated 8 August 2007, the amended Scoping Report dated 30 October 2007, the EIA Report dated April 2008, the amended EIA Report dated 6 November 2008, the final amended EIA Report received by the competent authority on 10 February 2010, the EMP submitted together with the EIA Report, and the additional information received by the competent authority on 26 February 2010, 6 April 2011, 12 May 2011, 26 May 2011, and 8 March 2012, respectively;
- b) Relevant information contained in the Departmental information base, including, the Guidelines on Public Participation and Alternatives (dated October 2011);
- c) The objectives and requirements of relevant legislation, policies and guidelines, including section 2 of the National Environmental Management Act, 1998 (Act No. 107 of 1998);
- d) The comments received from Interested and Affected Parties and the responses provided thereon, as included in the final amended EIA Report dated 3 February 2010;
- e) The consent provided by the landowner (dated 27 October 2006);
- f) This application was submitted in terms of the previous NEMA EIA Regulations and was pending at the time of the promulgation of the Environmental Impact Assessment Amendment Regulations, 2010. Some of the listed activities herein authorised may not have been listed under the previous NEMA EIA Regulations, but are now listed in terms of the Environmental Impact Assessment Amendment Regulations, 2010. In accordance with Regulation 76(3) of Government Notice No. R. 543, these activities may be authorised as if applied for;
- g) The meetings held on

Date: 10 December 2008

Attended by: Mr R. Stassen, Mr E. Foster of EFG Engineers, Dr J. Neethling of JNES, Mr Z. Toefy, Ms Z. Toefy and Ms T. Sineke of the Department of Environmental Affairs and Development Planning ("DEA&DP").

Date: 1 September 2010

Attended by: Mr Z. Toefy, Ms Z. Toefy, Mr N. Muller and Ms Y. Matyolo of the DEA&DP, Mrs P. Spronk and Mr J. McLachlan of Plan Active Town & Regional Planners.
- h) No site visits were conducted. The competent authority had sufficient information before it to make an informed decision without conducting a site visit.

All information presented to the competent authority was taken into account in the consideration of the application for environmental authorisation. A summary of the issues

which, according to the competent authority, were the most significant reasons for the decision is set out below.

1. Public Participation

The Public Participation Process comprised of the following:

- Registered letters were posted to owners and occupiers of land adjacent to, and within 100 m of the boundary of the site, the ward councillor, relevant government departments and Non-Governmental Organisations on 1 December 2006;
- Notice boards were placed on site on 1 December 2006;
- Advertisements were placed in the "Gansbaai Herald" on 29 November 2006, the "Gansbaai Courant" on 1 December 2006, "Die Burger" on 1 December 2006, and the Hermanus Times on 1 December 2006, respectively;
- The project was presented to the De Kelders Residents Association on 21 December 2006;
- The draft Scoping Report was made available at the Gansbaai Public Library from 18 June 2007;
- Registered letters were sent to registered Interested and Affected Parties to inform them about the availability of the draft Scoping Report between 18 and 29 June 2007;
- The final Scoping Report was made available to registered Interested and Affected Parties until 25 October 2007;
- The draft EIA Report was made available at the Gansbaai Public Library on 9 February 2008;
- Registered letters were sent to registered Interested and Affected Parties to inform them about the availability of the draft EIA Report 9 February 2008;
- The final EIA Report was made available to registered Interested and Affected Parties on 17 April 2008;
- An amended final EIA Report was made available at the Gansbaai Public Library on 26 September 2008;
- Registered letters were sent to registered Interested and Affected Parties to inform them about the availability of the amended final EIA Report on 27 September 2008.

Authorities consulted

The authorities consulted include the following:

- Department of Water Affairs;
- National Department of Agriculture;
- Western Cape Department of Agriculture;
- CapeNature;
- Department of Transport and Public Works;
- Overstrand Municipality; and
- Heritage Western Cape.

At the end of the commenting period the following issues were raised and were adequately addressed. Issues and a summary of the EAP's responses are presented in a table format below:

Comment	EAP's Response
Provision of services	
<ul style="list-style-type: none"> • Confirmation on adequate water supply from the Overstrand Municipality. • Provision of bulk services with regards to disposal of sewage. • Adequate electricity supply does not exist. 	<ul style="list-style-type: none"> • The developer will augment the water supply by building an additional reservoir. The construction of the reservoir does not trigger any of the listed activities as identified in Government Notices No. R. 544, R. 545 and R. 546 of 18 June 2010. • Upgrading of bulk services, such as sewerage, has been approved and is being implemented by the local authority. Upgrading of the electricity and water supply services on the site is a condition of approval for the development and the costs thereof will be borne by the developer. • Extensive upgrades will be brought about to the electricity supply grid as part of the development and the Municipality is satisfied with the proposed upgrades.
Planning issues	
<ul style="list-style-type: none"> • The development is too big and will impact on the coastline. • Negative impact on open spaces, bays and beaches will be irreversible. • An eco-reserve should be established as was done with other farms in the vicinity. • There are not enough employment opportunities in Gansbaai to allow for permanent residences as proposed in the development. 	<ul style="list-style-type: none"> • The development will not be established adjacent to the coastline. • The areas are already being used by residents of De Kelders, Gansbaai and other areas. • The Provincial Spatial Development Framework advocates high urban densities within formal urban areas to limit urban sprawl. An eco-reserve is not economically viable on land that is earmarked as falling within the urban edge. • The development will contribute substantially to the rates base of the Municipality allowing it to attend more adequately to the social needs of the community. The development will provide a large permanent population increase for the Gansbaai

<ul style="list-style-type: none"> • The application fails to identify a substantive need for the development. • It is claimed that there will be a uniform architectural theme and that strict guidelines will be imposed, which is not plausible. • The design is in conflict with Objective 7 of the Western Cape Provincial Spatial Development Framework ("WCPSDF"). • The urban extension is taken on the basis that the Overstrand Municipal Spatial Development Framework has been approved by the Overstrand Municipality. 	<p>area.</p> <ul style="list-style-type: none"> • The need for additional urban development was identified during the studies undertaken for the urban edge. • The architectural guidelines will be enforced by the Home Owners Association and a more uniform architectural style will be attained. • The development, with its range of residential opportunities, shopping centre, recreational facilities and retirement complex, indeed satisfies Objective 7 of the WCPSDF. • The urban edge was determined during the Overstrand Sub-Regional Plan Study before the development was initiated.
Traffic impacts	
<ul style="list-style-type: none"> • The most northerly access road should be moved two blocks further as it will impact on the existing open spaces in De Kelders. 	<ul style="list-style-type: none"> • The proposed road enters De Kelders onto an existing road in De Kelders. The open space area is not affected by present traffic.
Visual/sense of place/Heritage impacts	
<ul style="list-style-type: none"> • Concerns about the geotechnical stability of the sandstone formations and the impacts on underground caves. 	<ul style="list-style-type: none"> • The geotechnical and archaeological investigations did not reveal any such caves to exist.
Biodiversity	
<ul style="list-style-type: none"> • Clarification is required on the width of the buffer between the development and the Walker Bay Nature Reserve. • Clarity is required whether the firebreak will fall within community 2, and the impacts thereof must be assessed. 	<ul style="list-style-type: none"> • The buffer is approximately 30m to 60m wide. • The firebreak will partly fall within community 2, and will be brush cut. The impacts on biodiversity will be limited if the Walker Bay Nature Reserve also establish their legally

<ul style="list-style-type: none"> • Clarity is required on the ecological processes to maintain the biodiversity in the conservation areas. 	<p>required firebreak.</p> <ul style="list-style-type: none"> • Open space areas will be established so that they overlap with identified rare plant species. They will also link with the adjacent Reserve.
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The Department concurs with the EAP's responses to the issues raised during the Public Participation Process and has included appropriate conditions in this environmental authorisation and in the EMP.

2. Alternatives

The following layout alternatives were considered:

Alternative 1

This alternative entails the establishment of a residential development on Portion 2 of the Farm Strandfontein No. 712, Gansbaai, comprising of approximately 1550 single residential erven, bulk services and roads. This alternative was not supported since it contradicted the spatial principles and guidelines of the Western Cape Provincial Spatial Development Framework.

Alternative 2

This alternative entails the establishment of a residential development on Portion 2 of the Farm Strandfontein No. 712, Gansbaai, comprising of approximately 449 residential units, bulk services and roads. Provision was also made for an ecological corridor linking the Walker Bay Nature Reserve with the areas south of the R43 Road. This alternative was rejected since it was economically unviable to the applicant.

Alternative 3

This alternative entails the establishment of a residential development on Portion 2 of the Farm Strandfontein No. 712, Gansbaai, comprising of approximately 1700 residential units, bulk services and roads. This alternative was rejected since it contradicted the spatial principles and guidelines of the Western Cape Provincial Spatial Development Framework.

Alternative 4

This was the initial preferred alternative and entails the establishment of a residential development on Portion 2 of the Farm Strandfontein No. 712, Gansbaai, which comprises of the following components:

- Approximately 665 single residential erven;
- 6 Group/town housing erven;
- 1 Retirement village site;
- Business sites situated at the entrance to the site to consist of a commercial and residential village;
- Approximately 37ha for public open spaces; and
- Bulk services and roads.

This alternative was rejected since the layout was not supported by the competent authority, because the portion that was indicated for "future residential development", had to be excluded and be rezoned to Private Open Space.

Alternative 5 (preferred alternative-herewith authorized)

This alternative entails the establishment of a residential development on Portion A of the Farm Strandfontein No. 712/2, Gansbaai. The Remainder of the farm will retain its Agricultural zoning and will not be developed.

Portion A will be subdivided into 3 portions. Portions 2 and 3 (dune area) will be rezoned from Agriculture Zone 1 to Private Open Space and Public Open Space, respectively. Portion 1 will be rezoned from Agriculture Zone 1 to Subdivisional Area. The residential development on Portion 1 of Portion A will comprise of the following:

- Approximately 472 residential erven (single residential, group housing and town housing);
- 45 Public and private Open Space erven;
- 6 Erven for public and private roads;
- 1 Erf zoned for Institutional use;
- 1 Erf zoned for Business use; and
- Bulk services.

This is the preferred alternative as the layout is sympathetic to the character and urban fabric of the greater Gansbaai area. A public open space is situated between the proposed commercial site and the existing De Kelders Township and serves as a buffer between the residential and business components, as well as a storm water corridor. The group/town house component allows for a higher net and gross density which is in line with the provincial spatial planning guidelines for the area. Some of the private open spaces serve as a buffer between the single residential area of the De Kelders and the proposed group/town house component.

"No-Go" Alternative

This alternative means that the site remains in its current state. This alternative was rejected since agriculture is not an economically viable practice on this farm. Positive socio-economic impacts, such as the provision of housing, will not be realised.

3. Impacts, assessment and mitigation measures**3.1 Activity Need and Desirability**

The preferred development proposal is in line with the spatial and planning policies for the De Kelders area. The development will contribute to the creation of housing opportunities and will cater for a variety of income levels in the greater Gansbaai area. Portion 3, which is situated directly adjacent to the Reserve, will be rezoned to Public Open Space and will ensure that the ecological corridor between the Reserve, the R43 and the development is maintained. The development adheres to the development parameters of the Gansbaai Scheme Regulations with regards to densities, provision of open spaces and minimum erf sizes.

3.2 Regional/Planning Context

The proposed Institutional zoned erf and single residential erven falls within an area that is earmarked for business purposes, therefore, the structure plan must be amended to accommodate the aforementioned erven. The proposed commercial erf is situated within an area that is earmarked in the greater Gansbaai Structure Plan for commercial purposes.

The development provides for a variety of group housing options and addresses the needs of the different income groups in the greater Gansbaai area. The draft

Overstrand Municipal Wide Spatial Development Framework (2006) earmarks Portions 1, 2 and 3 for urban expansion.

The development proposes a net density of ± 24 du/ha (residential component only) and a gross density of ± 14 du/ha for the entire development. The development is therefore compatible with the Overstrand Municipal Spatial Growth Management Strategy (2010).

3.3 Services/Bulk Infrastructure

The sewage will be transported to the existing Gansbaai Waste Water Treatment Works via an underground pipe system. The external sewage pipe system will be designed such that the existing De Kelders area can connect to the sewer system. A 2.2Ml reservoir and 300mm diameter parallel pipe reinforcement from the reservoir to the branch of the existing De Kelders residential area and the proposed development will be constructed. A 300mm diameter future main from the aforementioned branch and the proposed ring-main for the site will also be constructed. The Overstrand Municipality has confirmed that sufficient capacity exists to provide for services such as water supply, solid waste and effluent disposal.

3.4 Biophysical Impacts

A Botanical Assessment was conducted by Marzie Ecological Services and an Ecological Research Report dated 4 November 2009 was compiled by Dr C. Boucher.

The assessments undertaken concluded that the vegetation consist primarily of Overberg Dune Strandveld and transitional vegetation developing toward Agulhas Sand Fynbos and Agulhas Strandveld and Fynbos. A conservation area of approximately 43.76ha in size, comprising of a consolidated dune field, will be established between the development and the Walker Bay Nature Reserve.

Although the development will result in the loss of an area previously identified as being of conservation value, it is not considered to be of high significance. The preferred layout avoids the sensitive dune area and will not result in the fragmentation of the ecosystem. It also allows for a buffer area between the development and the Walker Bay Nature Reserve.

3.5 Visual Impacts/Sense of Place

A Visual Impact Assessment dated 14 December 2007 was conducted by New World Associates. The site's visibility is critical within the key 1km radius, especially from the south. Views onto the site are obscured by a roadside landform along the R43. Long distance views are possible from the north and the Walker Bay Nature Reserve, however, scenic coastal resources are typically unaffected. The site is split by a ridge and the visibility of a small section in the north is restricted to the Reserve. The site is not highly visible for long periods or over wide areas from nearby. The development will not impact negatively on the rural landscape. It will be located adjacent to the existing De Kelders Township and will therefore become a visual "continuation" thereof.

3.6 Traffic impacts

There is currently a single access gravel road that leads from the R43 which will be closed to make way for a new access point from the R43. The single residential

erven and the business site will gain access directly from the internal collector roads. The community facility will gain access from a private road that forms part of the internal road design. No direct access from the R43 is allowed for any of the group/town house components.

3.7 Cultural historic

A Phase 1 Archaeological Impact Assessment dated March 2006 was conducted by the Agency for Cultural Resource Management. No buildings or structures are present on the site, except for a small pump station along the south-eastern boundary. Archaeological heritage remains are highly visible in the burnt western portion of the site. Most of the remains comprise of very thin, surface scatters of fragmented shellfish, with a few stone tools and occasional pieces of pottery and ostrich eggshell. The archaeological remains have been graded as high-medium, low-local significance. Heritage Western Cape has no objection against the development.

3.8 Socio-economic

The construction of approximately 472 residences and a business premises will provide a boost to the construction industry, which will create job opportunities for skilled professionals. It will also cater for less skilled trades and each of these trades will in turn provide opportunities for unskilled and semi-skilled workers. The development will generate a monthly income to the Overstrand Municipality from the provision of services such as water and electricity supply, refuse removal, sewerage and rates and taxes levied.

Negative Impacts:

The development could have a potential negative impact on the Walker Bay Nature Reserve. The significance of the impacts will, however, be mitigated satisfactorily.

Positive Impacts:

Although the development in a rural area will result in traffic and visual impacts, it can be mitigated to acceptable levels. No agricultural activities are currently taking place on the property and the development is deemed compatible with the surrounding existing developments. The development will result in positive socio-economic benefits for the immediately surrounding De Kelders Township. This includes the provision of housing, service infrastructure and a liveable urban environment, which would have otherwise not been achieved should the *status quo* have remained.

National Environmental Management Act Principles

The National Environmental Management Act Principles (set out in section 2 of the NEMA, which apply to the actions of all Organs of State, serve as guidelines by reference to which any Organ of State must exercise any function when taking any decision, and which must guide the interpretation, administration and implementation of any other law concerned with the protection or management of the environment), *inter alia*, provides for:

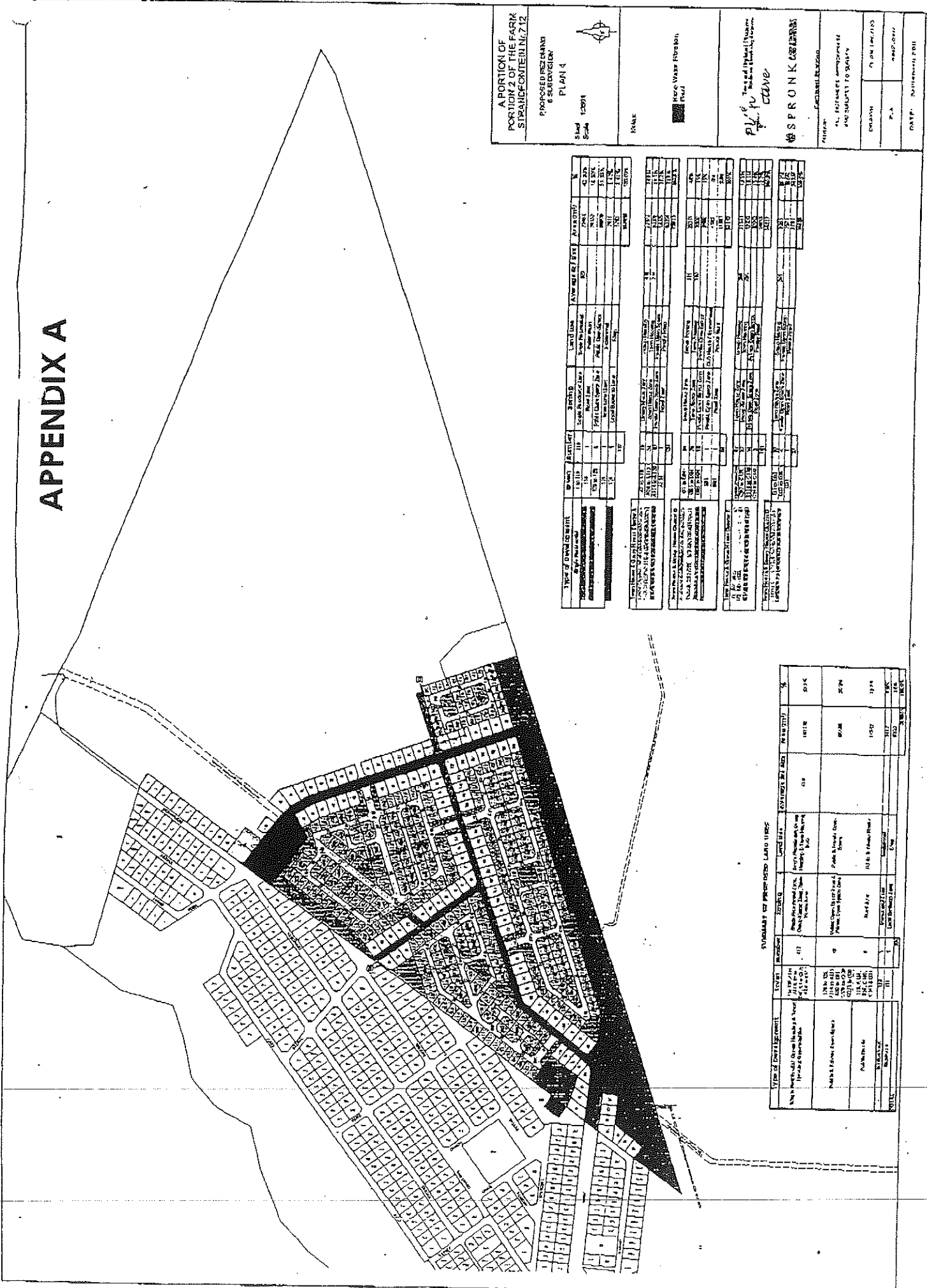
- the effects of decisions on all aspects of the environment to be taken into account;
- the consideration, assessment and evaluation of the social, economic and environmental impacts of activities (disadvantages and benefits), and for decisions to be appropriate in the light of such consideration and assessment;
- the co-ordination and harmonisation of policies, legislation and actions relating to the environment;

- the resolving of actual or potential conflicts of interest between Organs of State through conflict resolution procedures; and
- the selection of the best practicable environmental option.

In view of the above, the NEMA principles, compliance with the conditions stipulated in this environmental authorisation, and compliance with the EMP, the competent authority is satisfied that the proposed listed activities will not conflict with the general objectives of integrated environmental management stipulated in Chapter 5 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) and that any potentially detrimental environmental impacts resulting from the listed activities can be mitigated to acceptable levels.

END

APPENDIX A



A PORTION OF
PORTION 2 OF THE FARM
STRANGE CONTAINING 17.12
PROPOSED RESIDUAL
SUBDIVISION
PLAN 4

Scale 1:2000

DATE: 12/03/10

NAME: [Redacted]

NAME: WALTER [Redacted]

PLANNING: [Redacted]

DATE: 12/03/10

DATE: 12/03/10

TYPE OF DEVELOPMENT	NO. OF LOTS	STARTING	ENDING	AREA (sq. m)	AREA (sq. ft)	AV. FRONT	AV. DEPTH	AV. AREA
RESIDENTIAL	10	10	10	1000	1000	10	10	1000
COMMERCIAL	5	5	5	500	500	5	5	500
INDUSTRIAL	2	2	2	200	200	2	2	200
PUBLIC	1	1	1	100	100	1	1	100
UNDEVELOPED	1	1	1	100	100	1	1	100

STANDARD OF PROPOSED LAND USES

TYPE OF DEVELOPMENT	NO. OF LOTS	STARTING	ENDING	AREA (sq. m)	AREA (sq. ft)	AV. FRONT	AV. DEPTH	AV. AREA
RESIDENTIAL	10	10	10	1000	1000	10	10	1000
COMMERCIAL	5	5	5	500	500	5	5	500
INDUSTRIAL	2	2	2	200	200	2	2	200
PUBLIC	1	1	1	100	100	1	1	100
UNDEVELOPED	1	1	1	100	100	1	1	100

E12/2/3/2-F2/11-0093/06

421



agriculture,
forestry & fisheries

Department:
Agriculture, Forestry and Fisheries
REPUBLIC OF SOUTH AFRICA

Private Bag X120, Pretoria (Tshwane), 0001
Delpen Building, C/o Annie Botha & Union Street, Riviera, 0084

From: Directorate Land Use and Soil Management
Tel: 012-319-7634 Fax: 012-329-5938 E-mail: AbnerM@daff.gov.za
Enquiries: Helpdesk Ref: 2011_09_0055

Plan Active
P.O. Box 296
HERMANUS
7200

2011 -10- 1 8

Dear Sir/Madam

PROPOSED SUBDIVISION, REZONING, AMENDMENT OF THE STRUCTRE PLAN AND THE ESTABLISHMENT OF HOME OWNERS' ASSOCIATONS ON PORTION 2 (LANG BOSCH) OF THE FARM STRANDFONTEIN NO. 712, DIVISION CALEDON, WESTERN CAPE PROVINCE

Your letter PA11014/ML dated 1 September 2011 refers.

The application for rezoning of a portion measuring approximately 110 hectares from Agricultural Zone I to Sub-divisional Area was recommended by this Department on 2007-08-14 and still abides by the previous comments. Find attached a copy of the comments for your information.

Yours faithfully

Ms. M.C. Marubini

DELEGATE OF THE MINISTER: LAND USE AND SOIL MANAGEMENT

422



agriculture

Department:
Agriculture
REPUBLIC OF SOUTH AFRICA

Private Bag X120, Pretoria (Tshwane), 0001
Delpen Building, C/o Annie Botha & Union Street, Riviera, 0084

From: Directorate Land Use and Soil Management
Tel: 012-319-7678 Fax: 012-329-5938
Enquiries: Help desk Ref: 2006-10-0116

Wright Approach Consultancy
P.O Box 1247
HERMANUS
7200

2007-09-14

Dear Sirs

APPLICATION IN TERMS OF THE LAND USE PLANNING ORDINANCE, 1985 (NO 15 OF 1985), FOR THE SUBDIVISION AND REZONING OF THE FARM 712 STRANDFONTEIN, DIVISION CALEDON, WESTERN CAPE PROVINCE

Your letter 6/004 dated 29 September 2006 refers.

With reference to the above-mentioned application I wish to inform you that this Department has no objection against the rezoning of a portion measuring approximately 110 hectares from Agricultural Zone 1 to Subdivisional Area from an agricultural point of view. The subdivision shall be considered upon receipt of the rezoning permit from municipality.

Yours faithfully

M.R. SELEMELI
DELEGATE OF THE MINISTER: LAND USE AND SOIL MANAGEMENT



423

SCIENTIFIC SERVICES

postal Private Bag X5014 Stellenbosch 7599
physical Assegaaibosch Nature Reserve Jonkershoek
website www.capenature.co.za
enquiries Samantha Ralston
telephone +27 21 866 8000 **fax** +27 21 866 1523
email landuse@capenature.co.za
reference SSD 14/2/6/1/7/2/712-2_R&S_DeKelders
date 29 June 2012

Attention: Mr S van der Merwe
 Overstrand Municipality: Gaansbaai Administration
 PO Box 26
 Gansbaai
 7220

Email: svdmerwe@overstrand.gov.za

Dear Sir

Re: Portion 2 (Lang Bosch) of the Farm Strandfontein no 712: Application for Rezoning and Subdivision.

Municipality ref: 2/712 (1867)

CapeNature would like to thank you for the opportunity to comment on the above application. Please note that our comments relate only to the potential impacts on biodiversity and not the overall desirability of the proposed development.

CapeNature commented extensively on the Environmental Impact Assessment for the proposed development and we accept the outcome of this process. We have little to add other than to highlight that the proposed open space areas must be maintained in a natural state and where necessary rehabilitated (i.e. no new development should be permitted in these areas). The proposed home owners association must be held responsible for the funding and implementation of any management activities required.

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

Yours sincerely

A handwritten signature in black ink, appearing to read "S. Ralston".

Samantha Ralston
 For: Manager (Scientific Services)

424



BREEDE-OVERBERG

Catchment Management Agency
Opvanggebied Bestuursagentskap
I-Arhente yoLawulo lomMandla nokungqongulayo



Breede-Overberg CMA
Private Bag X3055
Worcester
6850

Breede-Overberg OBA
Privaatsak X3055
Worcester
6850

Breede-Overberg CMA
Ingxowa X3055
Worcester
6850

(Sudmanne)
Ille four

E-mail: fsmith@bocma.co.za
Cell: 082 445 5059

Navrae: / Enquiries/ Imibuzo:

F Smith



023 347 8131

Verwysing: / Reference/llReferenci:

4/10/1/G40L Farm 712/2
(LangBosch)
Strandfontein

Datum: / Date

15 August 2012



Overstrand Municipality
P.O. Box 26
Gansbaai
7220

Sir/Madam

COMMENT ON THE PROPOSED REZONING AND SUBDIVISION OF FARM 712/2 (LANG BOSCH), FARM STRANDFONTEIN.

With reference to the application dated 15/06/2012, your follow-up letter dated 31/07/2012, and subsequently received by this office on 08/08/2012, the following:

The BOCMA, in principle, has no objection to the proposed rezoning and subdivision. However, should development start on the property, shall it be subject to the following conditions:

- All relevant sections and regulations of the National Water Act, 1998 (Act 36 of 1998) regarding water use must be adhered to.
- No pollution of surface water or ground water resources may occur due to any activity on the property.
- No storm water runoff from any premises containing waste, or water containing waste emanating from industrial activities and premises may be discharged into a water resource. Polluted storm water must be contained.

Farm 712/2 (Lang Bosch) Strandfontein
4/10/1/G40L

FILE NO:	<i>AW 2/712</i>
SCAN NO:	
COLLABORATOR NO:	<i>385338</i>

Page 1

Caroline
15/08/2012
31/08/2012

- ❑ All relevant sections and regulations of the Environmental Conservation Act, 1989 (Act 73 of 1989) regarding the disposal of solid waste must be adhered to. Solid waste may only be disposed of onto an authorized solid waste facility in terms of abovementioned legislation.
- ❑ The minimizing of waste must be promoted and alternative methods for waste management must be investigated.
- ❑ A buffer area for the execution of a water use as contemplated in Sections 21 (c), (i) and (j) of the National Water Act, 1998 (Act 36 of 1998) must be applied to any wetland or any water resource within a distance of 500 meters upstream or downstream from the boundary of any wetland
- ❑ No permanent structures maybe constructed within the 100-year flood line of any watercourse (seasonal or permanent river, stream, etc).
- ❑ All relevant sections and regulations of the Environmental Conservation Act, 1989 (Act 73 of 1989) and the National Environmental Management Act No 107 of 1998: Government Notice 386 & 387 must be adhered to.
- ❑ It is the duty of the applicant(s) to ensure that all servitudes of aqueduct, access and storage to give effect to the apportionment of water uses has been agreed upon prior amongst the property owners and formally registered with the Deeds of Office to give affect thereto upon approval of the application.
- ❑ No activities may take place within a buffer area of 500m upstream and downstream of a watercourse and/or any wetland system without formal authorization thereto obtained from this Department.
- ❑ The monitoring of water resources in the designated area needs to be done on a regular basis. This monitoring initiative should be managed and driven in a co-operative manner.

Water for domestic use

- ❑ The water provided for domestic use must comply with the SANS 241: 2006 guidelines for drinking water (edition 6.1). Regular monitoring must be done to ensure compliance. If the quality of the water is of such a nature that it is a threat to human health, then this Department and the Provincial Department of Health must be informed of the procedures to rectify the problem.

Disposal of sewage

- ❑ The disposal of sewage must at all times comply with the requirements of Sections 22 and 40 of the National Water Act 36, Act 36 of 1998.

426

- It should be indicated whether sewage generated by the development would be treated at the Gansbaai Waste Water Treatment Works and confirmed whether enough capacity exists to treat the expected volumes and loads.
- A contingency plan must be developed and implemented.

The BOCMA will gladly comment on any additional information provided for review. The BOCMA reserves the right to revise initial comments and request further information based on any additional information that might be received.

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

Please ensure to quote the above reference in doing so.

Yours faithfully,



PP
Phakamani Buthelezi
Chief Executive Officer

427



DIRECTORATE: PUBLIC HEALTH PROGRAMMES
 SUB-DIRECTORATE: ENVIRONMENTAL - AND PORT
 HEALTH
 REFERENCE: 19/3/1/R3001
 ENQUIRIES: J. OLIVIER

S vld Merwe
I le Roux

Director: Infrastructure & Planning
 Overstrand Municipality
 P O Box 26
 GANSBAAI
 7220



Attention: S van der Merwe

**PORTION 2 (LANG BOSCH) OF THE FARM STRANDFONTEIN NO. 712:
 APPLICATION FOR REZONING AND SUBDIVISION**

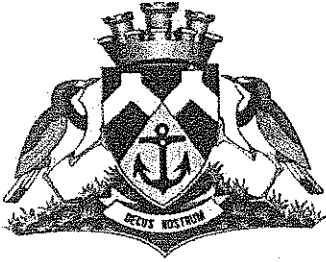
- 1 Your letter under reference 2/7/12 (1867), dated 15 June 2012, refers.
- 2 From an Environmental Health point of view this Department would like to comment as follows on the proposed application:
 - 2.1 The local authority, Overstrand Municipality, must confirm that the municipal service infrastructure (water, sanitation, etc.) will be able to accommodate the increased load resulting from the residential development proposed in the application, without causing any nuisances or health hazards.
 - 2.2 No residential occupation must be allowed before all services (water, sanitation, etc.) are connected and operational.
 - 2.3 All further requirements of the applicable Municipal Health Services authority (Overberg District Municipality: Environmental Health Component) must be adhered to.
 - 2.4 Provided that the above comment is taken into account this department have no objection to the proposed development.

Yours sincerely

PROGRAMME MANAGER: ENVIRONMENTAL AND PORT HEALTH
 2012-08-06

FILE NO:	<i>Ptn 2/7/12</i>
SCAN NO:	
COLLABORATOR NO:	<i>380319</i>

OVERBERG⁴²⁸ DISTRIKSMUNISIPALITEIT DISTRICT MUNICIPALITY UMASIPALA WESITHILI



MELD ASB/PLEASE QUOTE

Ons Verw./Our Ref.:

Navrae/Enquiries:

Bylyn/Ext.:

Privaatsak: X22
Private Bag:
BREDASDORP
7280
Tel.: (028) 4251157
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Sub-District Office
C/O Royal & Lord Roberts roads
Office f3
Hermanus
7200

14/06/2012

COMMENTS ON THE PROPOSAL: PORTION 2 (LANG BOSH) OF THE FARM STRANDFONTEIN NO. 712

Water

The municipality must give a written undertaking that the water source is sufficient to supply the development.

Water must be purified and it must comply with SABS standard 241.

Sewerage

The municipality must give a written undertaking that the sewerage plant will be able to handle the extra load.

It is important to note that no soak ways are allowed within 100m of river streams, boreholes, and fountains.

Waste

A written agreement must be entered into with local municipality for the removal of the refuse.

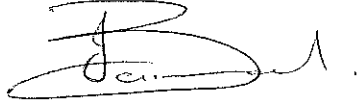
429

Certificate of acceptability

All food premises will have to apply for a certificate of acceptability at the Overberg District Municipality.

For any further enquiries regarding this letter you can contact the Environmental Health Officer Ms E Barnard.

Regards

A handwritten signature in black ink, appearing to be 'J. Barnard', written over a horizontal line.

MUNICIPAL MANAGER

From: Joe Schoeman
To: Ilze le Roux
Date: 03/09/2012 02:39 PM
Subject: Re: Khoisanbaai Ontwikkeling

Hi Ilze

The National Building Regulations SANS10400 T:2011 - Paragraph 4.35.4 requires that there be installed FIRE HYDRANTS as such:

That any structure be within 90 metres of a fire hydrant. Therefore in order to comply they must be at least 180 metres apart.

Also SANS10400 W requires that the minimum water delivery volume must be 1200 litres per minute per any hydrant in operation.

In the event of any Category 1 structures they must be in compliance with SANS10400 as indicated in A20 and T4.57.

In the event of any other structures they must be in full compliance with the relevant SANS10400 T regulations for Fire Safety

Other than this the Fire Brigade has no further objection to this proposal.

Regards

Joe Schoeman
Division Commander
Overstrand Fire Brigade Service
Tel: 028 313 8980

>>> Ilze le Roux 6/13/2012 2:09 PM >>>
Middag julle

Kommentaar op die aangehegte aansoek sal waardeer word. Indien iemand addisionele inligting verlang, kan julle my gerus kontak.

Baie dankie

Ilze Le Roux
Town Planning, Overstrand Municipality
GANSBAAI
Tel: (028) 384 8300
Fax: (028) 384 8337
email: ileroux@overstrand.gov.za

431

Office of the Director:
Infrastructure & Planning
Environmental Management

OVERSTRAND
ENVIRONMENTAL SECTION

Kantoor van die Direkteur:
Infrastruktuur & Beplanning
Omgewingsbestuur



Enquiries: Ms Liezl Bezuidenhout
Reference: Strandfontein No 712
Date: 11 September 2012

ENVIRONMENTAL MANAGEMENT SECTION COMMENTS ON THE APPLICATION FOR DEVELOPMENT: PORTION 2 (LANG BOSCH) OF THE FARM STRANDFONTEIN NO. 712: APPLICATION FOR REZONING AND SUBDIVISION

To whom it may concern:

Thank you for the opportunity to provide comments on the above mentioned Letter of Motivation

The Section has no objection to the proposed development.

The Environmental Section would however request that all Invasive Alien Plant Species be removed from the property according to Category 1, 2 and 3 of Regulation 15 and 16 of the Conservation of Agricultural Resources Act No. 43 of 1983 (CARA), which states that Landowners are required to clear their properties from invasive alien plants.

Please feel free to contact this office if further information is required.

Kind regards,

Liezl Bezuidenhout

Senior Manager: Environmental Section

Overstrand Environmental Management