

**Ailene Theart - Plaas Klipfonteyn nr. 711, gedeelte 30, Kleinbaai aansoek om 'n Sandmyn te bedryf**

**From:** Madelein Swart  
**To:** Schalk van der Merwe  
**Date:** 2015/11/12 11:27 AM  
**Subject:** Plaas Klipfonteyn nr. 711, gedeelte 30, Kleinbaai aansoek om 'n Sandmyn te bedryf

TP- A Theart  
 (S vld merwe)

**I/S Plaas Klipfonteyn nr. 711, gedeelte 30, Kleinbaai – Sandmyn**

Goeie Dag,



Ek verwys hiermee skriftelik na die betrokke aansoek om 'n sandmyn te mag bedryf ten opsigte van die Plaas Klipfonteyn 711 gedeelte nr. 30 (Dallas).

Hierdie myn word reeds bedryf?

Ons is die eienaars van die aangrensende erf, erf nr 1467, waarop ons beplan om in die toekoms op die kop – direk agter of langs (afhangend van watter kant u kyk daarna) waar die mynbedrywighede tans plaasvind – 'n woning op te rig.

Met die tipe winde wat ons in hierdie area ervaar en die sterkte daarvan in aggeneem, plaas dit ons eiendom wat binne 'n residensiële area val onder geweldige blootstelling aan waaisand. Ek verwys na die probleem wat die eienaars in Gansbaai ervaar het tydens die ontwikkelde stadium van die GAP housing ontwikkeling. Ons wil beslis nie aan dieselfde tipe sandstorms en fynsand wat 'n beslommernis veroorsaak aan blootgestel word nie. Ons het hierdie eiendom bekom met die hoofdoel om 'n woning daar op te rig. Dit is binne 'n residensiële area en die feit dat dit so 'n lieflike groot erf met mooi uitsig was, was die rede hoekom ons dit aangeskaf het. Op daardie stadium was daar ook GEEN mynaktiwiteite op die grond langs.

Ek wil verder ook noem van die Kleinbaai pad wat REEDS swaar verkeer dra na die nabye toerisme aktraksies toe (Busse) en baie verkeer, indien daar trokke in en uit gaan beweeg dit geweldige onnodige druk op hierdie pad plaas en moontlike gevaar te weeg bring.

Ek bring ook verder onder u aandag dat met die Prescinct plan van Overstrand Munisipaliteit in aggeneem dit vir my verregaande is om hierdie tipe bedryf in 'n residentiele area toe te laat.

Verder aan die hand van die "Responsible Tourism Award" toekenning sopas deur Gansbaai Toerisme ontvang as die BESTE in die wêreld beskou ek goedkeuring van hierdie aansoek as 'n dwase besluit aangesien hierdie aktiwiteit direk langs die hoofroete van een van die wêreld se grootste toerisme atraksies is.

Ek is totaal en al teen enige vorming van myn bedrywighede aangrensend van 'n residensiële woonbuurt area sowel as toerisme aktraksie besienswaardighede en omgewingsvriendelike bewarings areas.

Eienaar : Erf 1467 - JI Swart

FILE NO:	Pln 30/711
19	
SCAN NO:	856336
COLLABORATOR NO:	

Die uwe

Madelein Swart

TR- A Theart  
(Siddmerwe)



**KLEINBAAI BELASTINGBETALERS EN  
INWONERSVERENIGING**

Steenbokstraat 46  
Groenberg  
Kleinbaai  
7220

Die Munisipale Bestuurder  
Overstrand Munisipaliteit  
Posbus 20  
Hermanus  
7200



11 November 2015

Geagte Meneer

**GEDEELTE 30 VAN DIE PLAAS KLIPFONTEYN NR. 771, AFDELING  
CALEDON: AANSOEK OM VERGUNNINGSGEBRUIK TEN EINDE 'N  
SANDMYN TE VESTIG**

Dit het onder die KBBV bestuur se aandag gekom dat die eienaar, sonder dat die nodige goedkeuring in plek was, onwettig met die myn van sand begin het. Die KBBV neem kennis dat die ontginningsaktiwiteit wel intussen gestaak is in afwagting vir die goedkeuring van 'n vergunningsgebruik om 'n sandmyn te vestig.

Die KBBV bestuur wil beswaar aanteken teen die toekenning van 'n vergunningsgebruik ten einde 'n sandmyn op die eiendom te vestig en wel om die volgende redes:

- Die myn gaan te naby aan woongebiede (Kleinbaai, Klipfonteyn 2, die Romansbaai ontwikkeling en Blompark) wees en die lawaai gaan 'n steunis vir inwoners wees;
- As ons heersende winde in ag geneem, gaan die naby geleë woongebiede definitief vol stof en sand waai. Die Rehabilitasie Plan wat saam met die aansoek voorgelê gaan word, sal wees om die area na ontginning te rehabiliteer. Daar is geen aanduiding van watter maatreëls reg van die begin in plek sal wees om te keer dat die wind stof en sand tydens die mynproses na omliggende woongebiede sal waai nie; en
- Die verkeer tussen Gansbaai en Kleinbaai is reeds baie swaar en 'n toename in vragmotors wat swaar met sand gelaai is, gaan definitief 'n nadelige uitwerking op die pad se oppervlakte hê.

Vir u verdere optrede.

Die uwe

.....  
**VOORSITTER**

Johan Wiese  
Sel 084 680 1269

FILE NO:	Ged 30/711
SCAN NO:	23
COLLABORATOR NO:	856000

18 NOV 2015

Ontv. eke  
Geestel  
5-1-15



TP- A Theart  
C S Jd merwe

Reg No. IT4536/2005  
P O Box 78, Gansbaai, Western Cape  
South Africa 7220  
Ph: +27 (0)82 907 5607  
Fax: +27 (0)28 384 2002  
info@dict.org.za  
www.dict.org.za  
PBO 930032314

13 November 2015

Braaf Environmental Practitioners / Overstrand Municipality  
By email: [Olivia@braaf.co.za](mailto:Olivia@braaf.co.za) / [svdmerwe@overstrand.gov.za](mailto:svdmerwe@overstrand.gov.za)

**ILLEGAL SANDMINING: FARM KLIPFONTEYN NR 711 PORTION 30 : DALLAS: APPLICATION FOR SAND MINING PERMIT DMR Reference No: WC30/5/1/3/2/10086MP**

The environmental impact report has made no provision for the close proximity of the permitted African Penguin and Seabird Sanctuary (APSS) on nearby Plot 1201. We believe this recent development, officially opened at the end of February 2015 affects the plans for sand mining in the area. Any dust and noise would be detrimental to the seabirds in rehabilitation.

When APSS was built, the tar road was established. This was a benefit to the APSS in the reduction of dust which can be highly detrimental to the African penguins. The immediate land next to APSS was also landscaped to mitigate this.

So while we appreciate that there are proposed plans in place to address this issue, being resident in this area for many years, we know the wind will be a factor and this will not always be feasible. The noise factor is another concern. We also believe the heavy vehicles required in sand mining and the transport thereof will be detrimental to the roads and the area as a whole.

There are enough sand pits that supply the area very successfully. The Dyer Island Conservation Trust is against this proposed development.

Kind regards

Wilfred Chivell

Trustees: Wilfred Chivell, Mike Gibbs (UK), Tertius Lutzeyer, Deon Pitzer.

FILE NO:	Plot 30/711
SCAN NO:	17
COLLABORATOR NO:	857036



TP. A Theart  
(S idMene)

Caroline Hulme  
CHulme Sandmyn  
Perlemoenstraat 7  
Kleinbaai  
Gansbaai  
7220  
30 Oktober 2015

Munisipale Bestuurder  
Overstrand Munisipaliteit

Posbus 20

Hermanus

7220

MUNISIPALE KENNISGEWING  
Nr 105/2015

Geagte Meneer

VERGUNNINGSGEBRUIK TEN EINDE SANDMYN TE VESTIG GEDEELTE 30 VAN DIE PLAAS  
KLIPFONTEIN NR 711

Hiermee spreek ek graag my kommentaar uit rakende die beoogde Sandmyn soos verwys hierbo  
soos volg uiteengesit:

Lewensvatbaarheid:

Gansbaai het reeds drie Myne wat in die omgewing opereer waarvan ekself 'n wettige Sandmyn  
bedryf asook Gansbaai Sand en Klip op die Meent en die Munisipaliteit se Gruisgroef. Inaggenome  
van huidige Ekonomiese omstandighede asook swak ondersteuning is ek van opinie dat dit nie  
ekonomies haalbaar sal wees nie.

Voorgestelde Area soos verwys:

Daar was reeds begin met onwettige Mynbou 'n duidelike groot gat in die grond sigbaar, wat aan  
DMR gerapporteer is en die Munisipaliteit moes intree om aktiwiteite te stop.

'n baie sensitiewe gebied van verskillende fynbossesies.

Blompark 'n residentiele Area is aan die regterkant van die pad en regoor die ingangshek is die  
Romansbaai perlemoenplaas asook African Penguin Assosiates waar siek pikkewyne behandel word  
en beskou word as 'n groot toeristeaantreklikheid.

Roete en padgebruik

Daaglik word van die pad gebruik gemaak om Toeriste te vervoer na die Kleinbaaihawe vir  
Haaibesigtigingstoere spesiaal Busse waar die sigbaarheid baie duidelik sal wees en definitief nie 'n  
aanwys vir omgwing nie.

FILE NO: Ptn 30/711
SCAN NO: 09
COLLABORATOR NO: 853627

Die Munisipaliteit sal al hierdie aspekte in ag moet neem alvorens daar voortgegaan word met hierdie aansoek en waardeer ek u terugvoering in hierdie verband.

Die Uwe

A handwritten signature in black ink, appearing to read 'Caroline Hulme', written in a cursive style.

Caroline Hulme

TANNAURE 116  
CS vld mewe

To: Overstrand Municipality From: Mr. J. Francis  
 Att: Mr. S. van der Merwe / Ms. A. Calitz Cell No: (084) 789 9932  
 Tel: (028) 313 8900 Email: [jody@fjccconsulting.co.za](mailto:jody@fjccconsulting.co.za)  
 Email: [svdmerwe@overstrand.gov.za](mailto:svdmerwe@overstrand.gov.za) / [alida@overstrand.gov.za](mailto:alida@overstrand.gov.za) Date: 3<sup>rd</sup> February 2016  
 Re: Portion 30 of the Farm Klipfonteyn No. 711 (Caledon) Page(s): 6 Pages

## Email Correspondence

Dear Schalk / Alida,

I confirm herewith that the application for the Consent of the Council to permit a portion of the subject property to be used for the proposed mining of sand submitted in favour Portion 30 of the Farm Klipfonteyn No. 711 (Caledon) was advertised for public comment, and that in response to such advertising, four letters of comment were received from:

- One letter dated 16 November 2015 was received from Mr. Wilfred Chivell of the Dyer Island Conservation Trust.
- One letter dated 3<sup>rd</sup> November 2015 was received from Ms. Caroline Hulme of 7 Perlemoen Street, Kleinbaai.
- One letter dated 11 November 2015 was received from Mr. Johan Wiese as Chairman of the Kleinbaai Ratepayers and Property Owners Association.
- One letter dated 12<sup>th</sup> November 2015 was received from Ms. Madelein Swart, Owner of Erf 1467.

After having read through and considered the comments received, we respond as follows:

Comment:	From:	Response:
The environmental impact report has made no provision for the close proximity of the permitted African Penguin and Seabird Sanctuary (APSS) on nearby Plot 1201. We believe this recent development, officially opened at the end of February 2015 affects the plans for sand mining in the area. Any dust and noise would be detrimental to the seabirds in rehabilitation.	<b>Dyer Island Conservation Trust: Wilfred Chivell</b>	The Final Basic Assessment Report addressed the impact of the mine on the adjacent penguin sanctuary as it was raised as a concern through comments received from I&APs and State Departments. This together with the comments received during the commenting period on the Draft Basic Assessment Report was submitted to the Department of Mineral Resources for consideration.
When APSS was built, the tar road was established. This was a benefit to the APSS in the reduction of dust which can be highly detrimental to the African penguins. The immediate land next to APSS was also landscaped to mitigate this.		Noted. A Dust Management Plan will be implemented to minimise the effects of dust and where practical the secondary access (existing access) to Van Dyk Road can also be used.  Mitigation factors which will be implemented include: <ul style="list-style-type: none"> <li>- Minimising the exposed area at any one time to 0.9 hectares.</li> <li>- Implementing concurrent rehabilitation.</li> <li>- Implementing a high wind warning procedure to enable the workers to initiate dust control mechanisms in a timely manner.</li> </ul>

FILE NO: Ptn 30/711
SCAN NO: 16
COLLABORATOR NO: 872846

TP

		<ul style="list-style-type: none"> <li>- All loads are to be covered prior to leaving the stockpile area.</li> <li>- Re-establishment of indigenous vegetation as soon as possible after mining has been completed, amongst others.</li> </ul>
So while we appreciate that there are proposed plans in place to address this issue, being resident in this area for many years, we know the wind will be a factor and this will not always be feasible. The noise factor is another concern. We also believe the heavy vehicles required in sand mining and the transport thereof will be detrimental to the roads and the area as a whole.		A Dust and Noise Management Plan will be implemented should the mine be approved to minimise the negative effects associated with the use concerned. As this is a small scale mine the number of loads being transported from site will be low and dictated by demand. In addition, load transport routes can be divided between the two proposed access points, the existing access point off Van Dyk Road and the new point off Blesbok Road.
There are enough sand pits that supply the area very successfully. The Dyer Island Conservation Trust is against this proposed development.		Your objection is noted. The need and demand for material such as sand is driven by the market and for this reason the applicant has initiated the sand mining permit application. The applicant wants to ensure that the mine has all the necessary legal approvals required to operate.

Comment:	From:	Response:
<p><b>Lewensvatbaarheid:</b> Gansbaai het reeds drie myne wat in die omgewing opereer waarvan ek self 'n wettige Sandmyn bedryf asook Gansbaai Sand en Klip op die Meent en die Munisipaliteit se Gruisgroef. Inaggenome van huidige ekonomiese omstandighede asook swak ondersteuning is ek van opinie dat dit nie ekonomies haalbaar sal wees nie.</p>	<p><b>Hulme Sandmyn - Caroline Hulme</b></p>	<p>The Applicant concerned has, prior to causing the submission of the relevant statutory applications necessary for the conduct of the sand mining operation, conducted significant research analysis on current development trends in the area as well as future projected demands, the results of which formed the basis for the decision to proceed. Based on the above, the Applicant is of the informed opinion that they are well placed to supply a mineral that will be needed both now and in the future to cater to the development demands of the local market.</p>
<p><b>Voorgestelde Area soos verwys:</b> Daar was reeds begin met onwettige mynbou 'n duidelike groot gat in die grond sigbaar, wat aan DMR gerapporteer is en die Munisipaliteit moes intree om aktiwiteite te stop. 'n Baie sensitiewe gebied van verskillende fynbossesies.  Blompark 'n residentiele area is aan die regterkant van die pad en regoor die ingangshek is die Romansbaai perlemoenplaas asook African Penguin Assosiates waar siek pikkewyne behandel word en beskou word as 'n groot toeristaantrekklikheid.</p>		<p>In having caused the current statutory applications to be submitted to the relevant authorities, the Applicant trusts that this application which seeks to secure a sand mining permit (environmental approval and land use) simultaneously seeks to ensure that all legal requirements (permits, licenses, etc.) associated with such activity are in place prior to the continuation of any further extraction.</p> <p>Dr. David McDonald (Botanist) has conducted a botanical evaluation of the subject property, with such evaluation making valuable input into the most appropriate location on the property for the conduct of the proposed sand mining.</p>

		The Basic Assessment Report (BAR) as well as the Dust and Noise Management Plan as compiled by the Environmental Assessment Practitioner (EAP) has taken the various environmental factors (natural and developed) which occur within the immediate and wider vicinity surrounding the subject property into consideration, and in response to such consideration proposed the appropriate monitoring and mitigating measures.
<b>Comment:</b>	<b>From:</b>	<b>Response:</b>
Die myn gaan te naby aan woongebiede (Kleinbaai, Klipfonteyn 2, die Romansbaai ontwikkeling en Blompark) wees en die lawaai gaan 'n steurnis vir inwoners wees;	<b>Kleinbaai Ratepayers &amp; Owners Association</b>	As per our previous responses above, a Dust and Noise Management Plan will be implemented to minimise the effects of dust and noise.  Mitigation factors which will be implemented include: <ul style="list-style-type: none"> <li>- Minimising the exposed area at any one time to 0.9 hectares.</li> <li>- Implementing concurrent rehabilitation.</li> <li>- Implementing a high wind warning procedure to enable the workers to initiate dust control mechanisms in a timely manner.</li> <li>- All loads are to be covered prior to leaving the stockpile area.</li> <li>- Re-establishment of indigenous vegetation as soon as possible after mining has been completed, amongst others.</li> </ul>
As ons heersende winde in ag neem, gaan die naby geleë woongebiede definitief vol stof en sand waai. Die Rehabilitasie Plan wat saam met die aansoek voorgelê gaan word, sal wees om die area na ontginning te rehabiliteer. Daar is geen aanduiding van watter maatreëls reg van die begin in plek sal wees om te keer dat die wind stof en sand tydens die mynproses na omliggende woongebiede sal waai nie,		The above response remains relevant and applicable to the concern raised in this comment.
Die verkeer tussen Gansbaai en Kleinbaai is reeds baie swaar en 'n toename in vragmotors wat swaar met sand gelaai is, gaan definitief 'n nadeling uitwerking op die pad se oppervlakte hê.		As this is a small scale mine the number of loads being transported from site will be low and dictated by demand. In addition, load transport routes can be divided between the two proposed access points, the existing access point off Van Dyk Road and the new point off Blesbok Road. It should also be remembered that the property concerned is already zoned for agricultural purposes, therefore the potential use of heavy vehicles as part of the primary use of the subject property already exists.

Comment:	From:	Response:
Hierdie myn word reeds bedryf.	Madelein Swart	<p>The objective for the initial extraction of sand on the property concerned was aimed at testing and identifying soil texture as well as to measure the thickness of the sand and silt, so as to inform the prospect of formally applying for a permit to actually mine sand. As a result of the above actions, certain areas were exposed which the Tenant then utilised to extract additional sand in order to fill up areas on the farm for the preparation of ground for Kikuyu grass planting. More of the extracted sand was also used to make concrete for parking areas on the farm, as well as for filling certain foundations of buildings on the farm.</p> <p>Subsequent to the above actions, a notice was received from the Municipality to cease with any further extraction. Since then notice of the Municipality has been complied with and all forms of extraction have ceased.</p>
Ons is eienaars van die aangrensende erf, erf nr 1467, waarop ons beplan om in die toekoms op die kop – direk agter of langsaan (afhangend van watter kant u kyk daarna) waar die mynbedrywighede tans plaasvind – 'n woning op te rig.		<p>According to the records of the Overstrand Municipality, we observe that Erf 1467 is zoned Agriculture. Also, we measure that the closest boundary shared with Erf 1467 is roughly 450m from the affected area of the subject property which is to be mined. This distance together with the proposed mitigating measures to be introduced, will ensure that the impacts associated therewith are met with the appropriate responses; such as:</p> <ul style="list-style-type: none"> <li>- Minimising the exposed area at any one time to 0.9 hectares.</li> <li>- Implementing concurrent rehabilitation.</li> <li>- Implementing a high wind warning procedure to enable the workers to initiate dust control mechanisms in a timely manner.</li> <li>- All loads are to be covered prior to leaving the stockpile area.</li> <li>- Re-establishment of indigenous vegetation as soon as possible after mining has been completed, amongst others.</li> </ul>
Met die tipe winde wat ons in hierdie area ervaar en die sterkte daarvan in aggeneem, plaas dit ons eiendom wat binne 'n residensiele area val onder geweldige blootstelling aan waaisand. Ek verwys na die probleem wat die eienaars in Gaansbaai ervaar het tydens die ontwikkelde stadium van die GAP housing ontwikkeling. Ons wil beslis nie aan dieselfde tipe sandstorms en fynsand wat 'n besommernis veroorsaak aan blootgestel word nie. Ons het hierdie eiendom bekom met die hoofdoel om 'n woning daar op te rig. Dit is binne 'n		<p>In response to the comment concerned, we would like to qualify that Erf 1467 does not fall within a residential area.</p> <p>In so far as the concerns associated with the wind related impacts, we reiterate that the mitigating measures referred to above will serve to control such impacts.</p> <p>In addition thereto, and also as per previous responses above, a Dust Management Plan will be implemented to minimise the effects of dust.</p>

<p>residensiele area en die feit dat dit so 'n lifelike groot erf met mooi uitsig was, was die rede heekom ons dit aangeskaf het. Op daardie stadium was daar ook geen mynaktiwiteit op die grond langsaan.</p>		
<p>Ek wil verder ook noem van die Kleinbaai pad wat reeds swaar verkeer dra na die nabye toerisme atraksies toe (Busse) en baie verkeer, indien daar trokke in en uit gaan beweeg dit geweldig onnodige druk op heirdie pad plaas en moontlike gevaar te weeg bring.</p>		<p>This is a small scale mine where the number of loads being transported from site will be low and dictated by demand. In addition, load transport routes can be divided between the two proposed access points, the existing access point off Van Dyk Road and the new point off Blesbok Road.</p>
<p>Ek bring ook verder onder u aandag dat met die Precinct Plan van Overstrand Munisipaliteit is aggeneem dit vir my verregaande is om hierdie tipe bedryf in 'n residensiele area toe te laat.</p>		<p>We repeat that the subject property is not located within a residential area, as is confirmed in the extract of the zoning plan which was attached to the Consent Use application. This zoning plan confirms the property to be surrounded by properties zoned:</p> <ul style="list-style-type: none"> <li>- Open Space 1</li> <li>- Open Space 3</li> <li>- Resort</li> <li>- Authority</li> </ul>
<p>Verder aan die hand van die "Responsible Tourism Award" toekenning sopas deur Gansbaai Toerisme ontvang as die beste in die wêreld beskou ek goedkeuring van hierdie aansoek as 'n dwase besluit aangesien hierdie aktiwiteit direk langs die hookroete van een van die wereld se grootste toerisme atraksies is.</p>		<p>It has been demonstrated that with the implementation of the appropriate mitigating measures the mining activity concerned can continue without negatively impacting on the surrounding activities. This balance is also important, in that the proposed mining activity has the potential to generate permanent employment opportunities in an unemployed base where such opportunities are severely lacking.</p> <p>The proposed mining activity and the success of the tourism sector are not mutually exclusive. If undertaken with the appropriate mitigating measures, then both sectors should thrive without negatively impacting the other.</p> <p>Finally it must be remembered that the extent of the proposed mining activity will be controlled, i.e. limited to roughly 1ha at any one time. In addition thereto, there will be the re-establishment of indigenous vegetation as soon as possible after the mining of an area has been completed. This approach seeks to ensure that no more than 1ha of the proposed mining area will need to be managed at any time, so as to ensure its impacts are limited and manageable.</p>

**Conclusion**

The Applicant is satisfied that the above response and the mitigating measures as are included in the Mining Permit serve to address the primary concerns raised by the commenting parties.

We reiterate that the mining operation is very limited in extent, with limited loads, and the potential to split the distribution of such loads via two routes further reduces the perceived impact of the proposed mining activity on the local road network system.

Whilst we acknowledge that the prior commencement of the extraction of sand for use on the farm did not enjoy the required sanction of the Department of Mineral Resources or the Overstrand Municipality; we simultaneously note that none of the concerns raised by the Objectors are supported by actual impacts experienced as a result thereof, rather reference is made to potential impacts that could possibly manifest based on certain apparent experiences elsewhere. The above lack of a direct impact, together with the extra mitigating measures that the issuing of a mining permit will be associated with, serve to ensure that any consequence of such mining activity will be well controlled.

Based on the above the Applicant is of the considered opinion that the application concerned continues to be desirable.

We trust that the above is in order. We remain available should you wish to discuss the response above in further detail.

Sincerely,



**Jody Francis**  
**FJC Consulting (Town Planners & Land Surveyors)**

Office of the Director:  
Infrastructure & Planning  
Environmental Management

**OVERSTRAND  
ENVIRONMENTAL SECTION**

Kantoor van die Direkteur:  
Infrastruktuur & Bepanning  
Omgewingsbestuur

Enquiries Benjamin Kondokter  
Imibuzo  
Navrae  
Ref Farm 711/30 Klipfonteyn  
Datum  
Date 23 October 2015  
Isuku  
To Alida (Town planning) ( via email )

**APPLICATION FOR CONSENT USE: SAND MINE ON FARM 711/30 KLIPFONTEYN**

Overstrand Municipality Environmental section wishes to comment on the consent use application for sand mine on above mentioned property. The above mentioned application does not trigger any listed activities and therefore has no implication on the NEMA Regulations.

The Environmental Section does not have any objection to the above application, but please comply with the following conditions.

**Approval Conditions:**

- Applicant must comply with the rehabilitation plan, Dust and Noise Management Plan what has been approved by DMR and implement the approved conditions of both management plans by DMR during operation of the sand mine.

Please feel free to contact me should any questions arise.

Regards,



• B.KONDOKTER

**From:** Danie Maree  
**To:** Ilze le Roux  
**Date:** 2015/10/09 12:56 PM  
**Subject:** Re: COMMENTS - PTN 30-711 KLIPFONTEYN

Ilze,

We have no objection. We have a few main supply cables running next to the property. Please note that no excavations are to be done within 10 - 15m of any overhead or underground services on or near the property.

Kind Regards  
Marissa Radyn

for

Danie Maree  
Snr. Manager Electro Technical Services  
Snr. Bestuurder Elektro Tegniese Dienste  
Tel 028 384 8311  
Mobile 082 3738269  
Faks 028 384 8314  
dmaree@overstrand.gov.za

Problems are not stop signs, they are guidelines .

>>> Ilze le Roux 2015/10/09 12:11 PM >>>  
3 of 3

**Ilze Le Roux**  
**Senior Clerk**  
**Town Planning, Overstrand Municipality**  
**Tel: (028) 313 8900**  
**Fax: (028) 313 2093**  
**email: [ileroux@overstrand.gov.za](mailto:ileroux@overstrand.gov.za)**

>>> Town Planning <[scans@overstrand.gov.za](mailto:scans@overstrand.gov.za)> 09/10/2015 12:08 PM >>>

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*Munisipaliteit – U-Masipala – Municipality*  
**OVERSTRAND**

**INTERNAL MEMORANDUM**

<b>Aandag / For Attention:</b>	Town Planning department: S. van der Merwe	<b>Van / From:</b>	J. de Villiers
<b>Afskrif / Copy:</b>	D. Hendricks, B. Kondokter	<b>Datum / Date:</b>	20/11/2015

15/3/6

**RE: APPLICATION FOR REZONING OF PORTION 30 OF THE FARM KLIPFONTEYN NO. 711,  
GANSBAAI**

The request for comment from the Department: Operations (Gansbaai) dated 09/10/2015 with regard to the abovementioned proposal refers.

The proposal entails the following:

- Rezoning of Portion 30 of Farm 711, Gansbaai, for Consent Use in order to conduct sand mining on the farm.

**1. ANALYSIS**

**1.1. Water**

- 1.1.1. No municipal water network is available in the vicinity of Portion 30 of Farm 711, and no municipal water services will be rendered to the property.
- 1.1.2. The owner is responsible for the provision of any water supply and / or -services to the development on Portion 30 of Farm 711.

**1.2. Sewer**

- 1.2.1. There is currently no municipal sewer network in the vicinity of Portion 30 of Farm 711.
- 1.2.2. The existing sewer conservancy tank on the property shall be used to service Portion 30 of Farm 711.
- 1.2.3. Sewerage will be removed from the sewer conservancy tank as per municipal arrangement.

- 1.2.4. The sewer conservancy tanks must be accessible to the municipal sewer tankers from one of the adjacent public roads, with parking areas for the sewer tankers provided with permanent surfaces and to the layout and specification of the Department: Operations.
- 1.2.5. Disposal of effluent from the site must comply with all relevant legislation, as well as with the municipal *Water Supply & Sanitation Services By-Law (2009)*, and in light of the proposed mining activities on site, with specific reference to *Section 58: Objectionable discharge, Section 72: Application for the disposal of Industrial effluent, Section 73: Unauthorised discharge of industrial effluent, Section 76: Conditions for disposal of industrial effluent* and *Annexure A: Acceptance of industrial effluent for discharge into the sewage disposal system*.
- 1.2.6. The developer must investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*.
- 1.3. Streets**
- 1.3.1. Access can be obtained from the adjacent provincial road via the existing access to Portion 30 of Farm 711. The Provincial Roads Engineer must however provide comment in this regard.
- 1.4. Storm water**
- 1.4.1. The "Common Law" shall apply with regards to storm water discharge.
- 1.4.2. In light of the proposed mining activities on site, the owner is to ensure that all contaminated storm water run-off from any relevant open areas and wash bays are contained and treated in accordance with the relevant Environmental legislation, *SANS 10400: National Building Regulations* (more specifically but not restricted to *Section R – Storm water*, as well as *Section PP11 – Run-off from Washing Areas*), and the *Municipal By-law: Water Supply & sanitation Services (2009)*, more specifically but not restricted to *Section 48: Owner to prevent pollution of water* and *Section 58: Objectionable discharge*. All costs in this regard will be for the owners account.
- 1.5. Parking**
- 1.5.1. "On-site parking" must be provided. The parking areas are to be provided at a ratio as described by the Town Planning Scheme, with permanent surfaces and layout to the satisfaction of the Department: Operations.
- 1.6. Other services**
- 1.6.1. The Department: Operations does not have any information regarding any Telkom-, other telecommunications- and / or Electrical services which may be affected by the proposed development. The Electrical- and Traffic departments, as well as Telkom and other

relevant service providers, must therefore also give their recommendations regarding the application.

#### **1.7. Refuse removal**

1.7.1. No municipal refuse removal services are rendered in the area.

1.7.2. The owner is responsible for removal of all refuse generated on the property, and disposal thereof at a registered municipal waste transfer station or -waste disposal facility.

#### **1.8. Irrigation water**

1.8.1. No irrigation water is available in this area.

#### **1.9. Waste Water Treatment Works (WwTW)**

1.9.1. Disposal of effluent from the site to the Waste water Treatment Works via the sewage disposal system described above in Para 1.2: Sewer must comply with all relevant legislation, as well as with the municipal *Water Supply & Sanitation Services By-Law (2009)*.

1.9.2. The proposed rezoning will not have have a significant impact on the Waste Water Treatment Works. The Department: Infrastructure and Planning must however give comment with regard to plant capacity and the relevant bulk services levies.

#### **1.10. Bulk Water Supply**

1.10.1. The proposed rezoning will not impact on the bulk water supply, reservoirs or other bulk water infrastructure. The Department: Infrastructure and Planning must however give comment with regard to the relevant Bulk Services Levies.

## 2. RECOMMENDATION

- 2.1. With regard to the application for rezoning of Portion 30 of Farm 711, Gansbaai, the Department: Operations has no objections to the application, subject to the following conditions:
- 2.1.1. That, as no municipal water network is available in the vicinity of Portion 30 of Farm 711, and no municipal water services will be rendered to Portion 30 of Farm 711, the owner is responsible for the provision of any water supply and / or -services to the development on Portion 30 of Farm 711.
- 2.1.2. That the existing sewer conservancy tank on the property shall be used to service Portion 30 of Farm 711.
- 2.1.3. That the sewer conservancy tank must be accessible to the municipal sewer tankers from one of the adjacent public roads, with parking areas for the sewer tankers provided with permanent surfaces and to the layout and specification of the Department: Operations.
- 2.1.4. That disposal of effluent from the site must comply with all relevant legislation, as well as with the *Municipal By-law: Water Supply & sanitation Services (2009)*.
- 2.1.5. That the developer investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of *SANS 10400 – P: 2010: Drainage*.
- 2.1.6. That on-site parking facilities be provided as per the Planning Schedule, and to the satisfaction of the Department: Operations.
- 2.1.7. That, as access is obtained from the adjacent provincial road via the existing access to Portion 30 of Farm 711, the Provincial Roads Engineer has no objection in this regard.
- 2.1.8. That any additional and / or extended vehicle entrances will be for the owner's account.
- 2.1.9. That, in light of the proposed mining activities on site, the owner is to ensure that all contaminated storm water run-off from any relevant open areas and wash bays are contained and treated in accordance with the relevant Environmental legislation, *SANS 10400: National Building Regulations* (more specifically but not restricted to Section R – Storm water, as well as Section PP11 – Run-off from Washing Areas), and the *Municipal By-law: Water Supply & sanitation Services (2009)*, more specifically but not restricted to Section 48: Owner to prevent pollution of water and Section 58: Objectionable discharge. All costs in this regard will be for the owners account.
- 2.1.10. That the Electrical- and Traffic Departments, as well as Telkom and any other relevant authorities and service providers not have any objections to the application.
- 2.1.11. That, as no municipal refuse removal services are rendered in the area, the owner is responsible for removal of all refuse generated on the property, and disposal thereof at a

registered municipal waste transfer station or -waste disposal facility.

Yours faithfully



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**J. de Villiers Pr. Eng.**  
Senior Manager: Operations  
Gansbaai

File reference:	2924
Date:	9 October 2015

## INTERNAL MEMORANDUM

From	:	Town Planning Department
Town Planner	:	S VAN DER MERWE

TO:


<del>Area Manager</del>	<del>Building Department</del>	<del>District Health</del>	<del>Electrical Department</del>
<del>Environmental Officer</del>	<del>Fire Department</del>	<del>Infrastructure and Planning</del>	Local Heritage Committee
<del>Operational Services</del>	<del>Traffic Department</del>	<del>Ward Councillor</del>	<del>Waste Management</del>

Property Details	PTN 30/711 Klipfonteyn
Application Description	CONSENT USE : SAND MINE

## ATTACHMENTS :

<ol style="list-style-type: none"> <li>1. Notice</li> <li>2. Locality Plan</li> <li>3. Site &amp; Ground Floor Plans</li> <li>4. Motivation</li> </ol>	Should the information be insufficient for you to make an informative comment, please list any additional documentation that you would require to make informed comments.
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## YOUR DEPARTMENT'S COMMENTS:

- Operations during high winds to be kept at a minimum.	
- Watering of all roads during operations.	
- Dust Monitoring to determine dust levels.	
- Ammenities for workers on site	
- Workers to be issued with PPE's	
Signature: 	Date: 20/10/2015 2015

Please provide your comments (with specific reference to any conditions of approval that should be imposed) in the space provided above or in a separate Memo by not later than the date stipulated below. If you require an extension of time for submission of comments, kindly request this in writing. Should no comments be received, it will be assumed that you have no objection to the proposal and where appropriate, the Mayoral Committee will be informed accordingly.

COMMENTS REQUIRED BY: 23 October 2015
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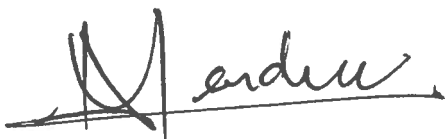
**COMMENTS FROM THE ENGINEERING SERVICES DEPARTMENT FOR:  
APPLICATION FOR CONSENT USE (SAND MINE): PTN 30 OF THE FARM  
711, KLIPFONTEYN (2924)**

Electricity	:	In order
Water	:	No Services available
Sewer	:	In order
Stormwater	:	In order
Roads and traffic	:	In order

**Conditions:**

1. that no water service from Overstrand Municipality is available and the developer will be responsible to obtain the necessary approval, licence and permits from the applicable authorities (water affairs, health, etc.) for the use of any other water resources and the extraction thereof;
2. that the developer is responsible to provide potable water to the development that complies with SANS0241 standards and that relevant proof be submitted to the Senior Manager: Engineering Services, Overstrand Municipality;
3. that the developer complies to all the conditions set by Department Of Water Affairs;
4. that the existing sewer conservancy tank on the property must be used to service Portion 30 of Farm 711;
5. that the sewer conservancy tank must be accessible to the municipal sewer tankers from one of the adjacent public roads, with parking areas for the sewer tankers provided with permanent surfaces and to the layout and specification of the Department: Operations;
6. that disposal of effluent from the site must comply with all relevant legislation, as well as with the *Municipal By-law: Water Supply & Sanitation Services (2009)*;
7. that the developer must investigate and determine the limitations of the site in terms of sewer drainage, subject to the minimum requirements of SANS 140400 – P: 2010: Drainage;
8. that, as access is obtained from the adjacent provincial road via the existing access to Portion 30 of Farm 711, the Provincial Roads Engineer has no objection in this regard;
9. that any additional and / or extended vehicle entrances will be for the developer's account

10. that, in light of the proposed mining activities on site, the owner is to ensure that all contaminated stormwater run-off from any relevant Environmental legislation, SANS 10400: National Building Regulations (more specially but not restricted to Section R-Stormwater, as well as Section PP11 – Run-off from Washing Areas), and the Municipal By-Law: Water Supply & Sanitation Services (2009). More specially but not restricted to Section 48: Owner to prevent pollution of water and Section 58: Objectionable discharge. All costs in this regard will be for the owner's account;
11. that only the existing electricity connection will be available for the development and that, should additional capacity be required, an investigation be conducted, with regard to the capacity required and that available, at the developer's cost;
12. that no excavations are to be done within 10 – 15m of any overhead or underground services on or near the property;
13. That, as no municipal refuse removal services are rendered in the area, the owner is responsible for removal of all refuse generated on the property, and disposal thereof at a registered municipal waste transfer station or-waste disposal facility;
14. that stormwater be allowed to discharge through Ptn 30 of Farm 711, Klipfonteyn, unobstructed.
15. that no on-street parking be allowed.



**DENNIS HENDRIKS**  
**SENIOR MANAGER:**  
**ENGINEERING SERVICES**

18/12/2015

**DATE**