



**Western Cape
Government**

Agriculture

Cor Van Der Walt
LandUse Management
Email: LandUse.Elsenburg@elsenburg.com
tel: +27 21 808 5099 fax: +27 21 808 5092

OUR REFERENCE : 20/9/2/4/7/141
DEA&DP REFERENCE: 16/3/1/2/D6/18/0007/13
ENQUIRIES : Cor van der Walt

Department of Environmental Affairs and Development Planning
Private Bag X6509
GEORGE
6529

Att: N. Kearns

PROPOSED DEVELOPMENT OF RESIDENTIAL AREA: DIVISION MOSSEL BAY
ERF 3122: HARTENBOS HEUWELS

Your application of 27 May 2014 has reference.

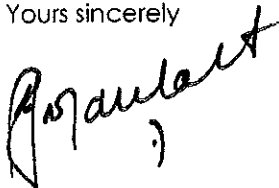
The Western Cape Department of Agriculture has no objection to the proposed development as per letter dated 2009/07/27.

Please note:

- That this is only a recommendation to the relevant deciding Authorities in terms of the Subdivision of Agricultural Land Act 70 of 1970, Conservation of Agricultural Resources Act no 43 of 1983.
- Kindly quote the above-mentioned reference number in any future correspondence in respect of the application.

- The Department reserves the right to revise initial comments and request further information based on the information received.

Yours sincerely



11

AS ROUX Pr Eng

DIRECTOR: SUSTAINABLE RESOURCE MANAGEMENT

2014-07-28

Copies:

Strategic Environmental Focus- Hanlie van Greunen

PO Box 74785

LYNNWOOD RIDGE

0040



**DEPARTMENT
of AGRICULTURE**
Provincial Government of the Western Cape



Our Reference : 20/9/2/47/141
Your Reference : ECO/1/2/108-3
DEA&DP ref : EG12/2/3/2/2/D6/17/1278/09
Enquiries : JH Smit

EcoBound
PO Box 10274
GEORGE
6530

Att: Wikus van der Walt

**REZONING AND SUBDIVISION: DIVISION MOSSRL BAY
ERF 3122: HARTENBOS HEUWELS**

Your letter of 3 July 2009 has reference.

The Department of Agriculture: Western Cape would like to thank you for the opportunity to comment on the above proposed development.

In principle the Department of Agriculture: Western Cape has no objection in terms of land use for the purpose of agriculture to the proposed change of land use in order to accommodate township development on the above-mentioned property.

There are however a number of conditions:

1. All the newly created units (remainder included) approved for township development must be zoned to any non-agricultural zoning according to the Local Government's zoning scheme and regulations.
2. All the newly created units approved for township development must be incorporated into the town area and linked up to the municipality's bulk services.



3. The stormwater runoff from the proposed development must be contained within the natural runoff quantities.
4. No contamination of surface and ground water may occur as a result of the proposed development.
 - An alien vegetation clearing program is advised as it is stated that alien vegetation as *Acacia Cyclops* (Rooikrans) was observed on the property. Removal of alien vegetation and follow-up spraying and controlling of germinated seedlings is an ongoing process and must be carried out yearly in order to obtain sustainability. The program must be implemented in such a way to promote the objectives of sustainability.

Please take note:

- That this is only a recommendation to the relevant deciding authorities in terms of the Land Use Planning Ordinance 15 of 1985 and that the applicant must provide the local government with copies of the application.
- Kindly quote the above-mentioned reference number in any future correspondence in respect of the application.
- The Department reserves the right to revise initial comments and request further information based on the information received.

Yours sincerely



AS ROUX Pr Eng

DIRECTOR: SUSTAINABLE RESOURCE MANAGEMENT

2009-07-27

Copies:

Mossel Bay Municipality
Private Bag X29
MOSEL BAY
6500





water affairs

Department:
Water Affairs
REPUBLIC OF SOUTH AFRICA

WESTERN CAPE REGION
Private Bag X16, Sanlamhof, 7532
52 Voortrekker Road, Bellville, 7530

☎ 021 941 6141
☎ 021 941 6082
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✉ Ms. Caroline Tlowana
📁 16/2/7/K100/A7
💻 tlowanac@dwa.gov.za

Strategic Environmental Focus (Pty) Ltd
P O Box 74785
LYNNWOOD RIDGE
0040

Attention: Ms Hanlie Van Greunen

Dear Madam

**DRAFT SCOPING REPORT FOR THE PROPOSED RESIDENTIAL DEVELOPMENT ON ERF 3122
HARTENBOS HEUWELS, MOSSEL BAY (DEA&DP REFERENCE NO.:16/3/1/2/D6/18/0007/13)**

The Department acknowledges receipt of your Final Scoping Report dated May 2014 for the above mentioned activity. This office would like to comment on the document based on the evaluation of the impact of the proposed activity on water resources.

1. Basic Bulk Services (Water supply, Sewage and storm water)

- i. The Department noted that the Municipality will be providing the basic bulk service such as water supply and sewage treatment. The internal reticulation and connection service infrastructure should be done according to the specifications laid out by the Mossel Bay Local Municipality.
- ii. The construction of the storm water management system and the associated infrastructure should be done to the satisfaction of the responsible Mossel Bay Local Municipality. Storm water should by no means be allowed to enter the sewage system.

2. Flood line/Wetland

- i. Indicate clearly on a map the location of the entire sewer associate infrastructure (bulk and secondary pipe networks and pump stations); storm water culverts, roads, portable water supply networks in relation to 1:100 year flood lines as well as the required 100m buffer zone from a watercourse.
- ii. Please note should they be any activity within the 1:100 year flood line of a watercourse, or within the delineated riparian habitat, whichever is the greatest and/or within 500m radius from the boundary of any wetland, this will constitutes a water use in terms of section 21 (c) and (i) of the National Water Act, 1998 (Act No. 36 of 1998).

DEPARTMENT OF WATER AFFAIRS

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- iii. The water use authorisation in terms of section 22 must be applied for and obtained prior commencement of the activity. Please Note that a "**watercourses**" means a river/stream, spring, natural channel in which water flows regularly or intermittently, lake, wetland or dam and a reference to a watercourse include, where relevant its bed and banks.
- iv. No activity may take place within 500m radius from the boundary of any wetland or 1:100 flood line or/and or within the delineated riparian habitats, whichever is the greatest of the watercourse without an authorisation from this Department.

The finalised specialist report as well as an extensive assessment of impact such as pollution prevention or management should be included in the Environmental Impact Assessment Report. Further input will be provided as additional information becomes available.

The Department reserves the right to revise its initial comments and request additional information that may arise from correspondence and/or upon inspection.

Should you have any queries, please do not hesitate to contact Caroline Tlowana at the contact details provided above.

Yours faithfully


1 PROVINCIAL HEAD: WESTERN CAPE
DATE: 2014-07-10

CC: Mr Nicholas Kearns

Email: Nicholas.kearns@westerncape.gov.za



WESTERN CAPE PROVINCIAL OPERATION

Private Bag X16, Sanlamhof, 7532
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✉ Ms. Caroline Tlowana
📁 16/2/7/K100/A7
📧 tlowanac@dwa.gov.za

Strategic Environmental Focus (Pty) Ltd
P O Box 74785
LYNNWOOD RIDGE
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Attention: Ms Hanlie Van Greunen

Dear Madam

DRAFT ENVIRONMENTAL IMPACT ASSESSEMENT REPORT FOR THE PROPOSED RESIDENTIAL DEVELOPMENT ON ERF 3122 HARTENBOS HEUWELS, MOSSEL BAY (DEA&DP REFERENCE NO.:16/3/1/2/D6/18/0007/13)

The Department acknowledges receipt of your Draft Environmental Impact Assessment Report dated March 2015 for the above mentioned activities. This office would like to comment on the document based on the evaluation of the impact of the proposed activity on water resources.

1. Water Uses and Authorisation

- 1.1 All activities within the 1:100 year flood line of a watercourse, or within the delineated riparian habitat, whichever is the greatest and/or within 500m radius from the boundary of any wetland, constitute a water uses in terms of section 21 (c) and (i) of the National Water Act, 1998 (Act No. 36 of 1998). The water use authorisation in terms of section 40 of the Act should be applied for and **obtained prior commencement** of any activities within the regulated areas.
- 1.2 The following information requirements must be submitted with the water use authorisation application may not be limited to:
- Fully and correctly completed application forms
 - Copy of receipt of Registration fee of R114
 - Certified ID of applicant/Company registration certificate
 - Copy of property's title deed
 - A copy of 1:50 000 topographic map /1:10 000 indicating map name number of farm boundaries including subdivision
 - Comprehensive Method of statement(s)
 - Rehabilitation plan for the affected watercourse/wetland
 - Wetland rehabilitation and management plan
 - Design drawings of the structures that will affect a watercourse/wetland

- Environmental Management programme
- Stormwater management plan and monitoring programme
- Public participation Report
- Site layout plans (master plan) indicating the various activities including the existing and proposed infrastructure in relation to the 1:100 year flood line or/and the delineated riparian habitats, whichever is the greatest of the watercourse and within 500m radius from the boundary of any wetland.
- Environmental Authorisation from Department of Environmental Affairs and Development Planning once issued.
- Section 27(1) Motivation of National Water Act


1.3 The pre-application consultation meeting and Water Use Authorisation Application should be done with the Breede-Gouritz Catchment Management Agency (CMA) as since 22 January 2015 received delegations from the Minister to administer water use authorizations.

Please note that no activity may take place within 500m radius from the boundary of any wetland or 1:100 flood line or/and or within the delineated riparian habitats, whichever is the greatest of the watercourse without an authorisation from this Department/or Breede-Gouritz CMA.

The Department reserves the right to revise its initial comments and request additional information that may arise from correspondence and/or upon inspection.

Should you have any queries, please do not hesitate to contact Caroline Tlowana at the contact details provided above.

Yours faithfully


PROVINCIAL HEAD: WESTERN CAPE
DATE: 2015-4-14

CC: Mr Nicholas Kearns

Email: Nicholas.kearns@westerncape.gov.za



**Western Cape
Government**

Transport and Public Works

ROAD NETWORK MANAGEMENT

Email: Grace.Swanepoel@westerncape.gov.za
tel: +27 21 483 4669 fax: +27 21 483 2166
Rm 335, 9 Dorp Street, Cape Town, 8001
PO Box 2603, Cape Town, 8000

REFERENCE : 13/3/5/1-18/24 (Job 17678)

ENQUIRIES : Ms GD Swanepoel

DATE : 9 April 2014

Strategic Environmental Focus

PO Box 74785

LYNNWOOD RIDGE

0040

Attention: Ms S van Greunen

Dear Madam

INVITATION TO REGISTER AS AN INTERESTED AND AFFECTED PARTY AND COMMENT ON THE DRAFT SCOPING REPORT FOR THE PROPOSED RESIDENTIAL DEVELOPMENT ON ERF 3122 HARTENBOS HEUWELS, MOSSEL BAY MUNICIPALITY

1. Your letter 504632 dated 21 January 2014 to Interested and Affected Party refers.
2. This Branch, the Road Authority of various roads in that vicinity, will be affected by this development proposal. Please forward a copy of the identified Traffic Impact Assessment to this Branch for its perusal and comments as soon as it is compiled.

Yours faithfully

ML WATTERS

For EXECUTIVE MANAGER: ROAD & TRANSPORT MANAGEMENT

ENDORSEMENTS

1. Strategic Environmental Focus
Attention: Ms H van Greunen (e-mail: hanlie@sefsa.co.za)
2. Eden District Municipality
Attention: Mr H Ottervanger (e-mail)
3. District Roads Engineer
Oudtshoorn
4. Planning Section
5. Quads (Room 3-35)

Hanlie van Greunen

From: Hanlie van Greunen
Sent: Monday, April 14, 2014 8:53 AM
To: 'Liana.Heynes@westerncape.gov.za'
Subject: RE: LUD Jobno: 17678 - JOB 17678 ERF 3122 HARTENBOS HEUWELS, MOSSEL BAY

Dear Liana

Thank you for sending us your comments - we will respond in due course.

Regards,

Hanlie Van Greunen
BSc (LArch), BSc Hons (Env. Mon. & Mod.) Environmental Manager / Landscape Technologist for Strategic Environmental Focus (Pty) Ltd

-----Original Message-----

From: Liana.Heynes@westerncape.gov.za [mailto:Liana.Heynes@westerncape.gov.za]
Sent: Monday, April 14, 2014 8:08 AM
To: Hanlie van Greunen
Subject: LUD Jobno: 17678 - JOB 17678 ERF 3122 HARTENBOS HEUWELS, MOSSEL BAY

Job Details

Job No:.....17678.
Cape Winelands DMC File No:.....13/3/5/1-18/24.
Overberg DMC File No:.....13/3/5/1-18/24.
Eden DMC File No:.....13/3/5/1-18/24.
Central Karoo DMC File No:.....13/3/5/1-18/24.
West Coast DMC File No:.....13/3/5/1-18/24.
City of Cape Town (DMC) File No:.....13/3/5/1-18/24.
Paarl DRE File No:.....13/3/5/1-18/24.
Oudtshoorn DRE File No:.....13/3/5/1-18/24.
Ceres DRE File No:.....13/3/5/1-18/24.
Head Office File No:.....13/3/5/1-18/24.
Applicant:.....ENVIRONMENTAL AFFAIRS AND DEVELOPMENT PLANNING.
Applicant Ref:.....16/3/1/2/D6/18/0007/13.
Auth Type:.....DMC.....Authority Code:Eden.
Road Number:.....
Application Type:.....REZONING.....Sub-Type:.
Municipal Area:.....18 Mossel Bay Municipality (Herbertsdale, Friemersheim, Great Brak River, Mossel Bay).
Property:.....ERF 3122, HARTENBOS HEUWELS, MOSSELBAAI.

Mail from Liana Heynes. Click on the link below to VIEW or REPLY to the mail online....

Mailbox : mailbox?p=44E5B2F70CF7633AFE3B7803FE58A6382FF50B5B7374A956