



## Cape EAPrac

### PUBLIC PARTICIPATION PROCESS

#### ZANDHOOGTE ESTATE

DEA&DP Pre-Application Reference No.: G-BA-EIA-G7

**Notice is hereby given of a Public Participation Process in terms of the National Environmental Management Act (NEMA)(Act No.107 of 1998, as amended); the 2014 NEMA EIA Regulations (as amended).**

Application for Environmental Authorisation in terms of NEMA will be submitted to Department of Environmental Affairs & Development Planning (DEA&DP), as the competent authority for consideration and decision making.

**Applicant:** IDEAL TRADING 301 CC (also the landowner)

**Environmental Assessment Practitioner:** Cape Environmental Assessment Practitioners (*Cape EAPrac*)

**Location & Size:** Remainder of the Farm Zandhoogte No. 139 is situated in Tergniet. The property is bisected by Impala Way (Mossel Bay Municipality). Property size is approximately 10,2ha.

**Previous approval:** An Environmental Authorisation (EA) was issued for the southern portion previously as Vista de Bahia Retirement Village (147x apartments, 30 assisted living units with frail care unit with maximum 45 beds. This EA has since lapsed.

**Current Proposal:** 160x General Residential Zone I erven (group housing), 3x General Residential Zone III erven (flats), 4x Private Open Space erven, 4x Transport Zone III erven (private roads), 1x Transport Zone II erf (public street).

**Document available:** Draft Basic Assessment report with Environmental Management Plan (electronic copies via website / CD / flash drive / email to reduce direct contact with hard copies). Visit [www.cape-eaprac.co.za](http://www.cape-eaprac.co.za) (find the report under 'Active Projects' in alphabetical order).

**Commenting period:** 8 November 2020 – 28 January 2021 (30-day period)

**Newspaper:** *Mossel Bay Advertiser*

**Listed Activities:** Listing 1, Activity 27 & 28.

**COVID conditions:** In the event that any party has any constraints/challenges to accessing electronic information/documents, please confirm with *Cape EAPrac* as soon as possible to enable us to make alternative arrangements.

To be **registered** as an **Interested & Affected Part (I&AP)** for the environmental process and/or submit comment on the proposal, please respond to this advert by submitting your complete contact details & any comments to *Cape EAPrac* **in writing** (to address below) within the specified commenting period (30-days) no later than 28 January 2021.

*Correspondence throughout the remainder of the environmental process, including notification of the Basic Assessment Report/s, will be distributed to registered I&APs only.*

**Cape EAPrac (Attention: Louise-Mari van Zyl)**

P.O. Box 2070, George, 6530,

Tel: (044) 874 0365

Fax: (044) 874 0432

Email: [louise@cape-eaprac.co.za](mailto:louise@cape-eaprac.co.za)

**Cape Environmental Assessment Practitioners (Pty) Ltd**  
**Interested and Affected Parties for a Specified Project**

Selected Options: Active

**Tergniet Retirement Village - Vista De Bahia 003**

First Name	Surname	Company	Postal Address	Physical Address	City	Fax	eMail	Reg
Pretorius Ontwikkelings Trust			P/Bag X6590 Postnet Suite 77 6530	12 Luckhoff Straat, Tergniet	George		mosselbaai@gerriepretorius.co. za	<input checked="" type="checkbox"/>
Frances							086 5101 72	<input checked="" type="checkbox"/>
Regional Manager		District Roads Engineers	Private Bag X617 6620		Oudtshoorn	(044) 272-7243	dreoudts@pgwc.gov.za	<input type="checkbox"/>
Anneke	??		P O Box 988 6525		Great Brak River			<input type="checkbox"/>
Mu-ammar	Abrahams	Heritage Western Cape	Private Bag X9067 8001	Green Market Square	Cape Town		muabraha@pgwc.gov.za	<input checked="" type="checkbox"/>
Nicole	Abrahams	SANRAL	Private Bag X19 7535	1 Havenga Street Oakdale 7530	Bellville	021 910 1699	abrahamsn@nra.co.za	<input checked="" type="checkbox"/>
Manie	Abrahams	Department of Health	Private Bag X6592 6530	93 York Park Building, 3rd Floor, St Johns Street George 6529	George	(044) 873-5929	Manie.Abrahams@westerncape. gov.za	<input checked="" type="checkbox"/>
Paul	Adams	Private	P O Box 1974 6530	32 Van Zyl Street, Tergniet	George		noppe_adams@hotmail.com	<input checked="" type="checkbox"/>
Godfrey	Arendse		EnvAffairs:Hazardous wast				gmarends@pgwc.gov.za	<input type="checkbox"/>
Anton	Barnard		P O Box 476, Great Brak P O Box 95 6525 /6503	35 Cowrie Street	Little Brak River	(086) 671-3844	property4u@wol.co.za	<input checked="" type="checkbox"/>
Dalene	Barnard	Private	P O Box 905345 Garsfontein 0042	18 Cowrie Close			barnard.nico@gmail.com	<input checked="" type="checkbox"/>
Leon	Barnard	Private	P O Box 5 6740	Farm 136/30 Tergniet	Swellendam		Leon.Barnard2@standardbank.c o.za	<input checked="" type="checkbox"/>
Ruth	Battell	Private	P O Box 842 6503	22 Steenbras St,Tergniet	Little Brak River	(086) 502-1604	alru@lantic.net	<input checked="" type="checkbox"/>
Ruth	Battell		P O Box 842 6503		Little Brak River	(086) 502-1604	alru@lantic.net	<input checked="" type="checkbox"/>
G	Bell	Private	P O Box 39145 Faerie Glen 0043	Abbyweg, Tergniet		(012) 991-1694	georgebell@boardwalkmanor.co .za	<input checked="" type="checkbox"/>
Lizelle	Bergner	Private	P O Box 631 Bedford View 2008	2 Barnacle Close, Tergniet			lbergner2000@yahoo.com	<input checked="" type="checkbox"/>
Vernon & Ann	Black		P O Box 615 6503		Little Brak River			<input checked="" type="checkbox"/>

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First Name	Surname	Company	Postal Address	Physical Address	City	Fax	eMail	Reg
Beverley	Boer	Mossel Bay Environmental Partnership	P.O. Box 2818 6500		Mossel Bay	(044) 690-4694	beverley@envirob.co.za	<input checked="" type="checkbox"/>
Celeste	Booth	Heritage Western Cape	Private Bag X9067 8001		Cape Town		cbooth@pgwc.gov.za /cvanwijk@pgwc.gov.za	<input checked="" type="checkbox"/>
L & EF	Botha	Private	P O Box 1026	Abby Close 5	Little Brak River		jolene.botha@hotmail.com	<input type="checkbox"/>
Michael & Jolene	Botha	Private	P O Box 1026 6503	6 Abby Close	Little Brak River		jolene.botha@hotmail.com	<input checked="" type="checkbox"/>
Rickus	Botha		Axion Architects	Rosepark, Bellville		(021) 914-3237	rickus@axionarch.co.za	<input type="checkbox"/>
Lo-An-Nel	Breytenbach		Mossel Bay Advertiser			(044) 691-3234	mbads@ctp-mail.co.za	<input type="checkbox"/>
Tina	Bronkhorst	Private	Midbrak Bewarea	10 Seester Avenue		(044) 620-2190	see.ster@vodamail.co.za	<input checked="" type="checkbox"/>
Jan	Burger	Mid-Brak Conservancy	P O Box 651 6525		Great Brak River		janburg@netactive.co.za	<input checked="" type="checkbox"/>
Kallie	Calitz	Mossel Bay Municipality	Sewage Disposal P O Box 25 6500		Mossel Bay	(044) 695 2460	kcalitz@mosselbaymun.co.za	<input checked="" type="checkbox"/>
Werner	Calitz						wcc@absamail.co.za	<input type="checkbox"/>
Charles	Calitz		P O Box 414 Parow 7499	3rd Floor Skyscape Terraces; DJ Woodway 7530	Cape Town	(021) 948-9520	alida.snowfun@yahoo.com	<input type="checkbox"/>
Clement	Cameron		P O Box 366 6525		Great Brak River		clement1@absamail.co.za	<input checked="" type="checkbox"/>
Dries	Cilliers	Mossel Bay Municipality	P O Box 25 6500		Mossel Bay	(044) 690-5786	dcilliers@mosselbaymun.co.za	<input checked="" type="checkbox"/>
S C	Cloete	Private	P O Box 90 6503	25 Aliwalsuid Straat Fraaiuitsig	Little Brak River		kleinbrakelektries@gmail.com	<input checked="" type="checkbox"/>
Sue	Cramer	Private	P O Box 892 6503	8 Steenbras Street	Little Brak River			<input checked="" type="checkbox"/>
Ken	Cronje	Private	P O Box 545 8570	20 Steenbrasstraat, Tergniet	Hartswater		kencronje@lantic.net	<input checked="" type="checkbox"/>
Rene	de Kock	SANRAL	Private Bag x19 Bellville 7535				dekockr@nra.co.za	<input type="checkbox"/>
Rene	De Kock	SANRAL	Private Bag X19 7535	1 Havenga Street, Oakdale Bellville 7530	Bellville	021 946 1630	dekockr@nra.co.za	<input type="checkbox"/>

**Cape Environmental Assessment Practitioners (Pty) Ltd**  
**Interested and Affected Parties for a Specified Project**

Selected Options: Active

**Tergniet Retirement Village - Vista De Bahia 003**

First Name	Surname	Company	Postal Address	Physical Address	City	Fax	eMail	Reg
J W	Dercksen	Private	Tarkastraat 57 Elarduspark 0181	14 Nautilusstraat, Tergniet		(021) 345-5297	johandercksen@absamail.co.za	<input checked="" type="checkbox"/>
Ivan	Donian	Cape Nature	Private Bag X6546 6530		George		idonian@mweb.co.za	<input type="checkbox"/>
Steve	Du Toit	WESSA	Progress Street 31 6530		George	(044) 874-6119	steve@wessa.co.za	<input type="checkbox"/>
Henry	Dumont	Transnet National Ports Authority	P O Box 2317 North End 6056		Port Elizabeth	(041) 507 4189	henry@transnet.co.za	<input checked="" type="checkbox"/>
JS	Eloff	Private	P O Box 11185 Rynfield 1514	23 Seekat Straat, Tergniet	Benoni	(011) 425-6946	jakkies@famousidea.co.za	<input checked="" type="checkbox"/>
Dawid	Erasmus	Private	P O Box 418 6525	082 576 9256	Great Brak River	(086) 645-6191	djerasmus@webmail.co.za	<input checked="" type="checkbox"/>
Roy C	Esterhuizen	Private	P O Box 10243 Meer en See 3901	23 Cowrie Circle, Tergniet	Richards Bay	(086) 625-1777	roylues@telkomsa.net	<input checked="" type="checkbox"/>
Wilna	Esterhuizen		Fraai Uitsig SPAR, Reebok			(044) 696-6032	wilna_esterhuizen@yahoo.com	<input checked="" type="checkbox"/>
P L	Fourie	Private	P O Box 12657 Elspark 1418	76 Seesterlaan , Tergniet		(086) 612-5549	pfourie@ekurhuleni.com	<input checked="" type="checkbox"/>
Gibo	Gerber		P O Box 409 6525		Great Brak River		gansie@telkomsa.net	<input checked="" type="checkbox"/>
H	Gerber	Private	P O Box 744 6525		Great Brak River		hekanka@telkomsa.net	<input checked="" type="checkbox"/>
Graham Stanley	Gorton	Private	P O Box 769 6525	13 Van Zyl Street	Great Brak River			<input checked="" type="checkbox"/>
Ben & Mara	Grobbelaar		P O Box 547 6503		Little Brak River			<input checked="" type="checkbox"/>
Eddie	Hanekom		Dep Director: Waste Man Private Bag X9086 8000	1 Dorp Street Cape Town 8000	Cape Town	021 483 4425	Eddie.Hanekom@westerncape.gov.za	<input type="checkbox"/>
Dora	Hattingh		P O Box 235 6525	4 Cockle Close, Tergniet	Great Brak River	(044) 620-2756	dorahattingh@gmail.com	<input checked="" type="checkbox"/>
Lanese	Hesselman	Mossel Bay Municipality	P O Box 25 6500		Mossel Bay	(044) 606-5147	lhesselman@mosselbay.gov.za	<input checked="" type="checkbox"/>
Henry	Hill	Garden Route District Municipality	P O Box 12 6530		George	(044) 873 4670	henry@edendm.co.za	<input checked="" type="checkbox"/>
Carel	Hollenbach	Private	P O Box 15678 Sinoville 0129	36 Van Zylstraat, Tergniet		(012) 543-2452	carelh@mweb.co.za	<input checked="" type="checkbox"/>
C A	Hollenbach	Hollenbach Beleggings CC	P O Box 15678 Sinoville 0129	36 Van Zylstraat, Tergniet		(012) 543-2452	carelh@mweb.co.za	<input checked="" type="checkbox"/>

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First Name	Surname	Company	Postal Address	Physical Address	City	Fax	eMail	Reg
C	Janse van Rensbur		P O Box 1027 6525		Great Brak River			<input checked="" type="checkbox"/>
J H	Janse van Rensburg	MainMagic Fifteen CC	P O Box 4702 Vaal Reef 2621	3 Barnacle Slot	Orkney		jhvrensburg@anglogoldashanti.com	<input checked="" type="checkbox"/>
Eddie	Jantjies	Mossel Bay Municipality	P O Box 25 6500		Mossel Bay	(044) 606 5062	rboolay@mosselbaymun.co.za	<input type="checkbox"/>
R & S F	Jones & Nel	Private	P O Box 650 6503	59 Seester Avenue, Tergniet	Little Brak River	(044) 620-3417	robjones@absamail.co.za	<input checked="" type="checkbox"/>
I M	Krige	Private	P O Box 533 Ifafi 0260	15 Van Zylstraat, Tergniet				<input checked="" type="checkbox"/>
Eddie	Kruger	Mossel Bay Municipality	P O Box 25 6500		Mossel Bay	(044) 690-5786	ekruger@mosselbaymun.co.za	<input checked="" type="checkbox"/>
Eddie	Kruger	Mossel Bay Municipality	Private Bag X29 6500	4e Vloer, Montague Place Gebou, Montague Street Mossel Bay	Mossel Bay	(044) 695 2460	ekruger@mosselbay.gov.za	<input checked="" type="checkbox"/>
M J	Kuhn	Private	15 Viola Avenue Flora Gardens 1911	4 Barnacle Slot, T/Hoogte	Vanderbijl Park		thys@cyberserv.co.za	<input checked="" type="checkbox"/>
Jacques (F J)	Labuschagne							<input type="checkbox"/>
Neil	Lambrech		Private Bag X6509 6530		George	(044) 874-2423	nlambrec@pgwc.gov.za	<input checked="" type="checkbox"/>
S A	Lane-Blake	Private	P O Box 11239 Zwartkop 0051	49 Seesterlaan , Tergniet	Centurion	(012) 674-0302	s.lane-blake@optronics.zeiss.com	<input checked="" type="checkbox"/>
Dirk	Larsen	NuPlan Africa				021-975 1264	nuplanafrika@iafrica.com	<input type="checkbox"/>
N E J	Laubscher	Private	P O Box 666 6525	22 Cowrie Crescent, Tergniet	Great Brak River			<input checked="" type="checkbox"/>
Nicolaas E J	Loubscher		P O Box 666 6525	C/o Nautilus & Cowrie	Great Brak River			<input checked="" type="checkbox"/>
Hannes	Lourens	Element Engineers	P O Box 9962 6530	82 Victoria Street 6529	George	(044) 884-1185	hlourens@eceng.co.za	<input type="checkbox"/>
M	Marais	Private	Poste Restante 6503	3 Dolphin Crescent, Tergniet	Little Brak River			<input checked="" type="checkbox"/>
Nolan	Marsh		P O Box 525 6525		Great Brak River	(044) 696-6745	marnolnm@mweb.co.za	<input checked="" type="checkbox"/>

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First Name	Surname	Company	Postal Address	Physical Address	City	Fax	eMail	Reg
Mashudu	Marubini	Department of Agriculture, Forestry & Fisheries	Private Bag X120 0001	Office 270, Delpen Bldg, C/o Annie Botha&Union, Office 270 Pretoria 0001	Pretoria	(012) 329-5938	mashuduma@daff.gov.za	<input checked="" type="checkbox"/>
Lance	McBain-Charles	DEA&DP: Waste Management		6 Floor Property Centre, 3 Dorp Street Cape Town 8001		021 483 4425	Lance.McBain-Charles@westerncape.gov.za	<input type="checkbox"/>
Ena	McIntyre	Botanical Society	P O Box 98 Wilderness 6560		George	(044) 877-1360	rm29@mweb.co.za	<input checked="" type="checkbox"/>
P E	Muller	Private	P O Box 9629 6530		George	(044) 878-2944	pietmuller@vodamail.co.za	<input checked="" type="checkbox"/>
Johan	Muller		P.O. Box 328 6525	Van Zylstraat 19, Tergniet	Great Brak River	(044) 620-4120	buzz24sevengeorge@telkomsa.net	<input checked="" type="checkbox"/>
M M D	Muller	Pophuis Trust	P O Box 328 6525	17 Van Zylstraat, Tergniet	Great Brak River		buzz24sevengeorge@telkomsa.net	<input checked="" type="checkbox"/>
Soundrajan (Sedick)	Naidoo	Mossel Bay Municipality	Private Bag X 29 6500	101 Marsh Street Mossel Bay 6500	Mossel Bay	(044) 691-1903	dnaidoo@mosselbay.gov.za	<input checked="" type="checkbox"/>
A S	Nel	Private		17 Nautilusstraat, Tergniet			niconel@lantic.net	<input checked="" type="checkbox"/>
N H	Nel	Private	P O Box 700 6500	Seesterstr 82, Tergniet	Mossel Bay	(044) 620-3805	niconel@lantic.net	<input checked="" type="checkbox"/>
Hester & Marlene	Nortje & du Toit		P O Box 918 6503	33 Cowrie Str	Little Brak River	(044) 620-4230	herstern@gmail.com	<input checked="" type="checkbox"/>
Belinda	Oelrich nee Kritzinger	Private	P O Box 904 Wingate Park 0153	Farm 136/30 Tergniet			boelrich@sars.gov.za	<input checked="" type="checkbox"/>
Denise	Ohlson	Private	P O Box 148 6930	6 Steenbrasstraat, Tergniet	Prince Albert	(023) 541-1484	karostyl@intekom.co.za	<input checked="" type="checkbox"/>
Alet	Pretorius	Private	P O Box 796 6500	Porto Corvala 3, Van Zylstraat Tergniet	Mossel Bay		pretcol@mweb.co.za	<input checked="" type="checkbox"/>
S & EW	Pretorius & Walden		P O Box 69 6525	3 Luckhoff Street, Tergniet	Great Brak River			<input checked="" type="checkbox"/>
Edna	Prinsloo	Private	P O Box 15438 Impalapak 1472	68 Seesterlaan, Tergniet		(012) 339-1107	edna.prinsloo@sanlam.co.za	<input checked="" type="checkbox"/>
RJA & SD	Rodrigues	Private	P O Box 990114 Kibler Park 2053	84 Seesterlaan, Tergniet	Johannesburg	(086) 601-0059	sharon@rohlig.co.za	<input checked="" type="checkbox"/>

**Cape Environmental Assessment Practitioners (Pty) Ltd**  
**Interested and Affected Parties for a Specified Project**

Selected Options: Active

**Tergniet Retirement Village - Vista De Bahia 003**

First Name	Surname	Company	Postal Address	Physical Address	City	Fax	eMail	Reg
RJA & SD (Sharon)	Rodrigues	Private	P O Box 990114 Kibler Park 2053	84 Seesterlaan Tergniet	Johannesburg	(086) 601-0059	SharonR@rohlig.co.za	<input checked="" type="checkbox"/>
Wietsche	Roets	Department of Water Affairs	6530		George		roetsw@dwa.gov.za	<input type="checkbox"/>
J P	Roets	Private	P O Box 218 6525	7 Seekatstraat, Tergniet	Great Brak River		jproets@telkomsa.net	<input checked="" type="checkbox"/>
Mariana	Rorich		Marnol Real Estate P O Bo 669		Mossel Bay	(086) 637-4538	mariana@marnol.co.za	<input checked="" type="checkbox"/>
JFJ (Mannetjie)	Roux	Private	P O Box 3112 Freemanville 2573		Klerksdorp			<input checked="" type="checkbox"/>
A S	Roux	Department of Agriculture	Private Bag X1 Elsenburg 7607		Stellenbosch	(021) 808-5092		<input checked="" type="checkbox"/>
Tonia	Schonken	Mossel Bay Environmental Partnership	P.O.Box 491 6520		Hartenbos	(086) 513-5348	tonias@telkomsa.net	<input checked="" type="checkbox"/>
Marinda	Self	Tergniet Inwoners Vereniging	P O Box 111 6525		Great Brak River		marindas@telkomsa.net	<input checked="" type="checkbox"/>
Jan	Smit	Department of Agriculture	P.O. Box 138 7310		Moorreesburg	(022) 433 2102	jans@elsenburg.com	<input type="checkbox"/>
E C D	Spies	Private	P O Box 25511 East Rand 1462	35 Steenbras Street, Tergniet	Boksburg			<input checked="" type="checkbox"/>
J J	Swanepoel		P O Box 9733 George 6530					<input checked="" type="checkbox"/>
Johanna (Dollie)	Van der Berg	Department of Transport and Public Works - Provincial	Privaatsak X617 6620		Oudtshoorn	(044) 272-7243	jvdberg@pgwc.gov.za	<input checked="" type="checkbox"/>
Petro	van der Walt	Private		Gleniquarylaan 180 Glentana		(044) 879-1619		<input checked="" type="checkbox"/>
Renier W L	Van Niekerk	Private	P O Box 599 6520	33 Steenbrasstraat Tergniet	Hartenbos	(073) 031-0202	Erf 765	<input checked="" type="checkbox"/>
Piet	van Rooyen	Garden Route District Municipality	Mossel Bay 6530		George		piet@edendm.co.za	<input checked="" type="checkbox"/>

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First Name	Surname	Company	Postal Address	Physical Address	City	Fax	eMail	Reg
Jan	Van Staden	Breede-Gouritz Catchment Management Agency	Private Bag X 3055 6849	51 Baring Street Worcester 6850	Worcester	023 347 2012	jstaden@bgcma.co.za	<input checked="" type="checkbox"/>
Calvin	Van Wijk	Heritage Western Cape	Private Bag X9067 8001	3rd Floor, Protea Assurance Building, Green Market Square Cape Town 8000	Cape Town	(021) 483-9842	cvanwijk@pgwc.gov.za	<input checked="" type="checkbox"/>
A J	Van Zyl	Private	P O Box 74247 Lynnwood Ridge 0040	1 Abby way, Tergniet	Pretoria		erikavz@vodamail.co.za	<input checked="" type="checkbox"/>
J H	Venter	Private	Branscom BE; Broadway Llandrindod Wells, Powys UK LD15 HT	18 Nautiluslaan, Tergniet			jhventer@hotmail.com	<input checked="" type="checkbox"/>
C A	Wium	Private	Old Oak Clusters Berkleystraat 3 7530	93 Van Rensburgstraat, Tergniet	Bellville	(021) 938-9122	caw@sun.ac.za	<input checked="" type="checkbox"/>





**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 : 20/9/2/4/7/111**  
**YOUR REFERENCE : -**  
**ENQUIRIES : Cor van der Walt**

Cape EAPrac  
PO Box 2070  
GEORGE  
6530

Att: Louis-Mari van Zyl

**APPLICATION FOR EXEMPTION OF THE PROVISIONS OF THE SUBDIVISION OF  
AGRICULTURAL LAND ACT, 1970 (Act 70 of 1970): DIVISION MOSSEL BAY  
FARM NO 139**

Your email of 11 November 2020 has reference.


The farm is located within an area for future urban development, wedged between residential developments south of the N2, and excluded from the provisions of the Subdivision of Agricultural Land Act no 70 of 1970. Further to that, the land suitability is marginal for agricultural purposes and therefore the Western Cape Department of Agriculture has no objection for a change in land use.

Please note:

- Kindly quote the above-mentioned reference number in any future correspondence in respect of the application.

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

Yours sincerely



Mr. CJ van der Walt

**LANDUSE MANAGER: LANDUSE MANAGEMENT**

**2020-11-13**

Copies:

Department of Environmental Affairs & Development Planning (George)

Private Bag X 6509

George

6530

Mossel Bay Municipality

Private Bag X29

MOSSSEL BAY

6500

Reference: W11/3/3-2/6-97      Fax Number: +27 (0) 21 910 1699  
Date: 17 November 2020      Direct Line: **+27 (0) 21 957 4618**  
Email: dekokcr@nra.co.za      Website: [www.nra.co.za](http://www.nra.co.za)

Mr M Vreken  
Marike Vreken Urban & Environmental Planners  
Po Box 2180  
KNYSNA  
6570

Email: [marike@vreken.co.za](mailto:marike@vreken.co.za)

Dear Marike Vreken

**NATIONAL ROUTE 2 SECTION 6: PROPOSED SUBDIVISION AND REZONING OF THE REMAINDER OF FARM ZANDHOOGTE NO 139, TERGNIET MOSSEL BAY.**

The above application has reference.

The South African National Roads Agency SOC Limited (SANRAL) herewith approves your application in terms of section 49 of the South African National Roads Agency Limited and National Roads Act, 1998 (Act 7 of 1998), subject to the following conditions:

1. The development as indicated on the Subdivision Plan, Plan number Pr1926F139 Plan 3 – Sub F139/03, dated 2 July 2020, drawn by MV is hereby approved.
2. A permanent 2m high brick wall/fence must be erected on the boundary of the land development area for Portion C, and the national road reserve. Detailed plans of the proposed wall/fence must be submitted to the SANRAL for approval prior to the erection thereof. The maintenance of the fence/wall will be the responsibility of the property owner/successor in title.
3. Where amendments to the subdivision plan are required, the written approval of the SANRAL shall be obtained.
4. Upon approval of a general plan over the site adjoining the national road, the layout may be amended or cancelled in terms of section 37 (2) of the Land Survey Act, (Act 8/1997) with the prior consent of the SANRAL.
5. With the exception of existing structures, no structure or anything whatsoever shall be erected, constructed or established within a distance of 60 metres for the Remainder of Farm Zandhoogte no 139, measured from the national road reserve boundary, without the written approval of SANRAL.

6. With the exception of existing structures, no structure or anything whatsoever shall be erected, constructed or established within a distance of 10 metres for Section C, as indicated on Plan number Pr1926F139 Plan 3 – Sub F139/03, dated 2 July 2020, drawn by MV, measured from the national road reserve boundary, without the written approval of SANRAL.
7. No direct access or egress from the land development areas to the N2 will be permitted.
8. The SANRAL will not be liable for any damage or diminishment in value of the land development area arising out of any impact on the proposed development as result of existing or future storm water drainage from the national road.
9. Such facilities as are necessary for the control and disposal of storm water from the land development area shall be constructed to the satisfaction of the SANRAL. Prior to the establishment of the proposed development a storm water accommodation plan must be submitted to SANRAL for approval.
10. No free standing advertising signs will be allowed in terms of Regulations on Advertising on or visible from the National Road as published in Government Gazette no 6968 dated 22 December 2000.
11. The SANRAL shall not be held liable to any party should it be found at any time in the future that noise, air pollution and light pollution emanating from the national road presents a problem to the development adjacent to the national road. The developer/successor in title/local authority shall be responsible for taking such steps as may be necessary to reduce the impact of such noise, air and/or light pollution.
12. The aforementioned provisions shall be recorded in the title deeds of each of the properties.
13. The written confirmation of the SANRAL, that the conditions referred to herein have been fulfilled to its satisfaction, shall be required prior to occupation of the site. The applicant/developer shall provide SANRAL with a certificate from a professional consulting engineer certifying that the design and construction of all services and other improvements referred to in these conditions have been undertaken to the required standards.
14. The approval granted herein by the SANRAL does not exempt the developer from the provisions of any other legislation.
15. Any future development on the Remainder of Farm Zandhoogte no 139 and Portion C as described on the Plan number Pr1926F139 Plan 3 – Sub F139/03, dated 2 July 2020, drawn by MV must be submitted to SANRAL for approval.
16. This approval shall bind any successor-in-title to the land on which the structures have been established. This approval shall bind any successor-in-title to the land on which the structures have been established. This approval does not exempt the applicant from the provisions of any other Act.
17. In terms of Section 50(1) of the South African National Roads Agency Limited and National Roads Act, 1998 (Act No.7 of 1998), no person may, unless authorised by SANRAL or otherwise in terms of Section 50(2), - display and advertisement on a national road, or permit it to be displayed; display, outside an urban area, any advertisement visible from a national road, or permit any advertisement which is so visible, to be displayed; display any advertisement visible from a national road in an urban area, on any land adjoining the national road or on land separated from the national road by a street, or permit it to be displayed.

18. SANRAL shall not be involved in any expenditure in connection with and shall not be responsible or liable for:

- the erection of any structures
- any financial expenditure or loss in the event of SANRAL ordering the removal or shifting or relocation of anything related to this approval
- any financial responsibility or liability for any claim from the applicant which may occur from the lapsing of the approval.

Yours Sincerely



.....  
**Mr. R. CABLE**  
**REGIONAL MANAGER**

# 6914852

**REGISTERED POST**

**Our Ref:** HM/ EDEN/ MOSSEL BAY/ FARM 139  
**Case No.:** 19111121LB1118E  
**Enquiries:** Lwazi Bhengu  
**E-mail:** [Lwazi.Bhengu@westerncape.gov.za](mailto:Lwazi.Bhengu@westerncape.gov.za)  
**Tel:** 021 483 9689  
**Date:** 29 November 2019



Ideal Trading 301 CC (Christo Spies)  
3 Mossel Street  
Fransuisig  
Mossel Bay  
6500

**RESPONSE TO NOTIFICATION OF INTENT TO DEVELOP: FINAL**  
**In terms of Section 38 (8) of the National Heritage Resources Act (Act 25 of 1999) and the Western Cape Provincial Gazette 6061, Notice 298 of 2003**

**NOTIFICATION OF INTENT TO DEVELOP: PROPOSED HOUSING DEVELOPMENT ON FARM ZANDHOOGTE 139, TERGNIET, SUBMITTED IN TERMS OF SECTION 38 (8) OF THE NATIONAL HERITAGE RESOURCES ACT (ACT 25 OF 1999)**

CASE NUMBER: 19111121LB1118E

The matter above has reference.

Heritage Western Cape is in receipt of your application for the above matter received on 11<sup>th</sup> of November 2019. This matter was discussed at the Heritage Officers meeting held on 25<sup>th</sup> of November 2019.

You are hereby notified that, since there is no reason to believe that the proposed Housing Development on Farm Zandhoogte 139, Tergniet, will impact on heritage resources, no further action under Section 38 of the National Heritage Resources Act (Act 25 of 1999) is required.

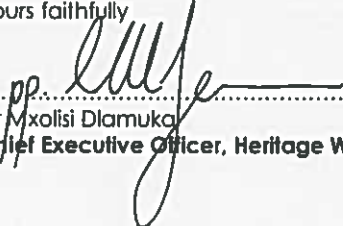
However, should any heritage resources, including evidence of graves and human burials, archaeological material and paleontological material be discovered during the execution of the activities above, all works must be stopped immediately and Heritage Western Cape must be notified without delay.

This letter does not exonerate the applicant from obtaining any necessary approval from any other applicable statutory authority.

HWC reserves the right to request additional information as required.

Should you have any further queries, please contact the official above and quote the case number.

Yours faithfully

  
.....  
Dr. Mxolisi Dlamuka  
Chief Executive Officer, Heritage Western Cape

[www.westerncape.gov.za/cas](http://www.westerncape.gov.za/cas)

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