

Sharples Environmental Services

120 Merriman Street

George

6530

Tel: 044 873 4923

Fax: 044 874 5953

Email: [michael@sescc.net](mailto:michael@sescc.net)

24 August 2020

**COMMENTS TO: PRE-APPLICATION BASIC ASSESSMENT REPORT for THE PROPOSED REZONING AND SUBDIVISION OF PORTION 1 OF THE FARM MATJESFONTEIN 206, BAVIAANSKLOOF, WILLOWMORE, EASTERN CAPE (SES REF: BKC/EC/06/20)**

Dear Michael Bennet,

Living Lands has been engaging and collaborating with various stakeholders in the Baviaanskloof landscape throughout the past 10 years, with the aim of continuing to do so in coming years. Founded upon relationships we have built with the people and environment itself during this time, we aim to take a holistic approach towards our work within this socio-ecological system to the benefit of the livelihoods of the area.

It is appreciated that the proposed application could have an overall positive impact towards the tourism and appreciation of the local area. We propose taking a cautious approach to limit any impact on the greater Baviaanskloof community; kindly take note of the following comments pertaining specifically to Preferred Alternative 1:

- **Solid waste (section 11a):** The proposed waste transport solution to the Willowmore landfill is not a responsible solution as said landfill site is already ill-managed and hazardous to its surroundings. The applicant is encouraged to include minimal waste, reuse and recycling as far as possible to reduce the footprint of the proposed development.
- **Water usage (section 12):** We take note that there are unknowns documented about the volume of anticipated water use as well as the need of a water use permit from Department of Water Affairs. We recommend the inclusion of water recycling systems/greywater reuse as part of the development plan to make optimal use of a dwindling resource. There are more than 15 down-stream property owners who all rely on the same, shared resource.
- **Loss of indigenous vegetation (Section D, Table 1):** The impact on indigenous vegetation will at least be Medium (-) for the 9 new footprints (3 on relatively undisturbed areas) based on the presented assessment criteria. Even with mitigation measures, the loss of vegetation will be significant due to its irreversible and unavoidable nature and the correctly listed

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Registered as 'Living Lands': Section 21 not-for-profit company

CIPRO Registration Number: 2008 / 023233 / 08



consequences of impact or risk, namely: *“Loss of indigenous vegetation, Loss of fauna habitat, Decrease in the site’s erosion tolerance, Increased runoff from the site”*.

The site’s largely disturbed nature should not be seen as a reason why the impact should not be regarded as significant, but rather a motivation to keep further disturbance to a minimum.

As a general request, please include page numbers in all future reports to enable more specific commenting.

We trust that you will consider our comments with sincerity and look forward to any feedback and information.

Sincerely,



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Justin Gird on behalf of Living Lands  
Co-Director



Rietrivier  
Willowmore  
23 Julie 2020

Geengle Mnr. Die Ontwikkelaar

Insaake: Verzekering van ons werk

Ek skryf hierdie brief in verband met die uitbreiding op Matiesfontein (ceder falls). Ek skryf namens my werkspan op Rietrivier. Ons wil weet terwyl daar uit gebrei word op Matiesfontein of dit ons gaan benadeel. Hulle gaan gebruik maak van die pad wat ons gebruik wanneer ons grötte toe moet gaan om skaan te gaan maak. Ons gaste weet dat ons wêreld 'n rustige en stil plek is, maar as daar begin om te bou gaan word, dan gaan die pad besig raak en dan verstaan ons gaste nie wat aangaan nie. Hulle gaan bang is om te beweeg, want soos ons weet dat stads-mense dink aan steel, inbraak, moord en allerhande snaakse goed, wat met hulle kan gebeur. Dan beteken dit dat ons werkgewer nie meer gaste gaan ontvang nie, want hulle gaan bang wees oor wat met hulle kan gebeur as hulle hier by ons kom slaap. Dan gaan die werkgewer ons moet laat gaan, want dan is daar nie meer vir ons werk nie. Ek werk ± vyf jaar al hier en dan

Is daar een wat meer as elf jaar hier werk en wat vier kinders en 'n vrou het wat hy moet onderhou. Ek self het 'n kind wat ek moet voor sorg. En as ek my werk gaan verloor hoe gemaak dan. As ek 'n voorstel kan maak sal ek sê hulle moet die pad van Matiesfontein na Boskloof toe, op die berg regmaak. Dan kan hulle daar deur ry met die ~~b~~ uitbrei projek. En dan kan Matiesfontein van die pad gebruik maak as hul leopard-trail. Iets wat kan help is dat die Leopard trail dan sy eie ingangshek kan hê wat baie sal help vir toekomstige gaste. So ons as Rietrivier Werkspan wil hê dat mnr. Ontwikkelaar ons behoeftede ook raak sien. of het U hulle dalk vir ons werk as ons sonder werk sit. as Rietrivier se deure moet toemaak. Terwyl U aan uitbreiding dink, beplan ook vir ons 'n taxi vir ons vervoer na U.

Dankie vir U hulle se tyd.  
Rietrivier werk-span. Estelle Meiring

<u>Werkspan</u>	<u>Kinders</u>
Estelle Meiring	Pearl Meiring
Fredrick Jordaan	<sup>VROU</sup> Michelle / Paswell / Ruano / Stefan / Erren
Peres Maganie	
Sarah Meiring	Ellestien Meiring
Willem Maganie	
9 besoekers per nag (gaste)	



①

Aan wie hierdie inligting  
mag benodig.

vanaf I. W. Terblanche.  
(Down Stream) buurman & plaas  
van Matjiesfontein:

- 1) Volgens my inligting kontraktee  
Matjiesfontein (Leopard trail) mense  
vanaf Willowmore; by name  
Stephen & Katie en ander vir  
onderhoud aan Leopard Trail; so!!!  
geen (Locals) beskikbaar uit  
Baviaanskloof nie. Nou wil ek  
weet: die konstruksies wat gedoen  
moet word op Matjiesfontein; Waar  
sal die (Locals) vandaan kom:  
Dit is juis hierop dat ek in  
probleem sien vir (1) Nou (2) Toekoms  
met vreemde (mense) (arbeiders)  
bestuurders (tale) Kulture: Geloue  
van water Nasionaliteit of groep.  
of groepe dit ook mag wees;  
Selfs blankes ingesluit  
ek bevestig weer; Soos voorkom  
genoem; geskrywe; verduidelik - - -  
ek het geen probleem met die  
huidige mense nie.!!!!

gef

Soos in Report sal (1) een Unit  
3 Maande duur om te Bou:  
dit wil sê  $\pm 10$  Units sal 30 Maande  
duur; want met (Locals) Kan alles  
nie gelyktydig gedoen word nie:  
30 Maande (1) Konstruksie bakkes  
(2) (Heavy) voertuie vir materiaal  
(3) Personeel voertuie:

Na Konstruksie en tydens  
Konstruksie vir onderhoud, verandering  
verbeteringe en personeel na  
Konstruksie  $\rightarrow$  Beweeg, alle  
benoemde personeel + voertuie  
vir 4 kilometer, dan Retrievers  
se akkommodasie wat direk  
(direk) Rangas hierdie pad  
geleë is: dit is in (narrow) Nou  
kloof met in (Klip pad) nie teer  
of sement of gegruis of geras  
of gekompakteer nie; alles  
hierdie geraas is onbepaal-  
baar; dit gaan in geraaspeil  
ontwikkel wat die vrede  
stille en gevoel van veiligheid  
geheel en al sal verwoes. Iersine  
Gaste + Besoekers sal afskrik

Die geraas in Nou Kloof oor in  
pad met klippe (Boulders) en Rocks  
kan nie positief wees nie

VJ

Die (oog) (eye) (bring\*)  
vanwaar Rietrivier se drinkwater  
verkry word; Begin 500 meters  
downstream (Noord) vanaf  
hierdie ontwikkeling op Matjiesfontein  
Hierdie oop kanaal begin van  
waterbrun kan. Nadelig beïnvloed  
word deur (1) Sewrage (2) bitter  
gedurende in storm & Brakedown  
van Sisteem: Gemiddeld 28 persone perdag.

My probleem (Rietrivier) gaan  
nie kompetisie nie; (gaste) (veloof)  
(units) die totale konsep verskil  
totaal;

Baviaanskloof; het tans myn  
misdaad; geen plaasaanvalle nie  
 $\pm 70\%$  van persone in BK.  
is ower persone; wat juis in die  
vrede in stilte en veiligheid.  
Hier. af tree) (Retire)

Jeff

Stemme in ernstige beroep  
op Kontrakteurs van die  
"Leopard Trail"

Maak gebruik van die pad  
na die tentekampe, wes  
van Magpiesfontein se opstal.

Dit sal beteken dat die  
Leopard Trail sy ee invaltrap  
sal hê en die hele probleem  
met die makke daat grote  
opgelos sal wees. Want dan  
sal julle nie deur ons  
akkommodasie-plekke sy nie.

Ook vir die toekoms sal julle  
 baie spaar, want dit sal  
 jul arbeiders ontrent  $\pm 16$  km  
 spaar <sup>per rit</sup> as hul die tentekampe  
 moet skoonmaak of bagasie  
 daarteen vervoer. Bekef dit  
 nie per maand en dan per  
 jaar, besparing aan tyd en  
 diesel geld per jaar!! In ons  
 leef salma in wêre saam,  
 omdat albei partye dan  
 gelukkig sal wees.

F W Tothlahe  
J. Zile



**From:** info@sesc.net  
**Sent:** Tuesday, July 28, 2020 8:36 AM  
**To:** michael@sesc.net  
**Subject:** FW: RIETRIVIER BRIEF - CEDER FALLS - 23 JUL 2020  
**Attachments:** rietrivier brief - 23 jul 2020.pdf

Kind regards

**John Sharples**

Managing Director

EMAIL: john@sesc.net | CELL: 084 679 6053

**GEORGE OFFICE**

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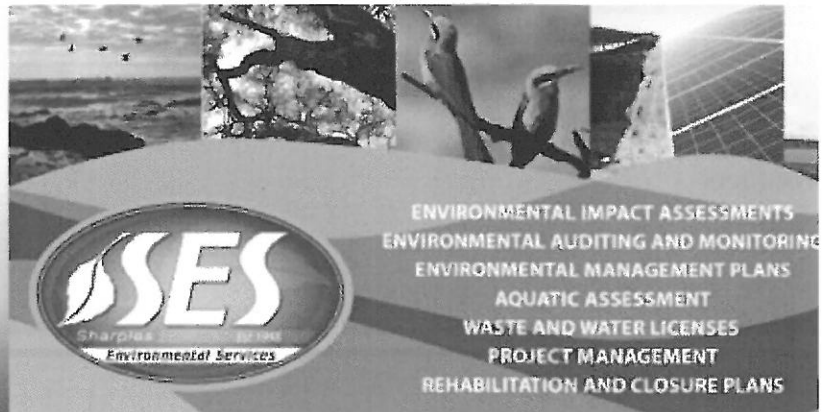
**CAPE TOWN OFFICE**

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**From:** Genesis <genesis@vox.co.za>  
**Sent:** Monday, 27 July 2020 4:15 PM  
**To:** info@sesc.net  
**Subject:** RIETRIVIER BRIEF - CEDER FALLS - 23 JUL 2020

**ATTENTION: JOHN SHARPLES**

Dear John

Further to my recent telephone conversation with you, as requested herewith some of my concerns regarding the development envisaged on the farm Matjiesfontein.

In your "Pre-Application Basic Assessment Report" it is stipulated that you expect the construction of each unit to take around 3 months and that only one unit will be constructed at a time. In other words, it is estimated that it will take around 30 months to construct 10 units. What this translates to is 30 months of supply, construction and workforce travel on the road from the main road R332 to the Matjiesfontein construction site. All this traffic will be passing through a 4km stretch of road on my farm, past my residence and past my tourist accommodation. This road also follows along a deep "kloof" which results in significant noise echo from all vehicles travelling along it. My concern also relates to once the construction is completed and the ongoing maintenance that would be required for the significant number of new units and the traffic that this may result in – all still having to make use of the road through my farm. ***I see no mention of any impact study regarding this matters in your report?***

I wish to place on record that there is and has always been an amicable relationship with Mr Booth and his family and I have a good relationship with his long standing staff, whom we have always assisted when and where we can – especially when the road floods and becomes impassable for their vehicles. I further place on record that we have never had issue with the normal course of the guests traveling to the Leopard trail and guest accommodation on the Matjiesfontein farm.

We live in a very beautiful part of South Africa, but an area that is also very environmentally sensitive (being a World Heritage Site) and even more importantly being a critical water catchment area for the Kouga Dam and all communities further down the Kloof. To highlight this sensitivity, the Riet Rivier (the kloof in which the road in question is located) is the largest water source (catchment area) within the Kouga Mountains and that feeds the BaviaansKloof and its river – this must carefully be considered in all this planning.

My further concern regarding the impact on the water course is as follows: The water source (open natural spring) that supplies the drinking water for my farm (20 people) and also for on average 9 guests per day/evening all originates in this open spring. According to your report and the plans listed therein, 4 of the proposed accommodation units are located directly upstream from this sensitive and critical water supply.

Also attached is a letter from the workers and residents on Rietrivier for your information and consideration.

The above is an extract of the more pressing concerns I have regarding the proposed developments on the farm Matjiesfontein and certainly does not encompass the full list of my questions and apprehensions regarding this proposed development not to mention my disagreement with a good amount of the information presented in your report.

I trust that this correspondence will allow us all an opportunity to open dialogue that will result in a positive, progressive and fair outcome for all the parties affected by this matter under discussion.

Looking forward to your feedback  
Wishing you well

**BOETIE TERBLANCHE**  
RietRivier

**From:** Speekhout Farm <speekhouthoutfarm@gmail.com>  
**Sent:** Monday, August 24, 2020 12:35 PM  
**To:** michael@sesc.net  
**Cc:** Douglas Seton; Manuela Teuscher; Manuela Teuscher; uitspanfarm@igen.co.za; SpeekHout Farm Accommodation  
**Subject:** COMMENT ON THE BAR FOR THE PROPOSED REZONING AND SUBDIVISION OF PORTION 1 OF THE FARM MATJESFONTEIN 206, BAVIAANSKLOOF, WILLOWMORE, EASTERN CAPE

Dear Mr. Michael Bennett

COMMENT ON THE BAR FOR THE PROPOSED REZONING AND SUBDIVISION OF PORTION 1 OF THE FARM MATJIESFONTEIN 206, BAVIAANSKLOOF, WILLOWMORE, EASTERN CAPE

Thank you for your e-mails and reminder regarding the public participation process in respect of the matter at hand.

As both interested and affected parties, we herewith provide our commentary as requested (and is our right) in terms of the public participation process.

We will address each of our concerns/comments below under separate headings:

#### **COMMERCIALITY VERSUS EXCLUSIVITY**

The Baviaanskloof has been and remains an iconic and very special adventure destination for visitors/tourists from within South Africa's borders as well as from overseas. Subsequent to the proclamation of the Baviaanskloof Mega-Reserve, and even before this event, the Kloof was an attraction to the adventure seeking and nature loving tourist. Individual farm owners began to establish basic farm style accommodation for these visitors to the Kloof and a fledgling tourism industry began within its boundaries.

And so the tourist aspect of the Baviaanskloof has evolved and continued over the years, growing organically but remaining exclusive and compact, attracting a special visitor to its unique beauty. The individual farmers have maintained, and in a few instances, expanded their guest accommodation – but mostly it has remained the same number of units over the last years with the guest accommodation being old farm houses, or workers homes that have been lovingly restored and converted to accommodate guests. In some instances the natural landscape of the area and its features have been used to make totally unique and individualistic accommodation only really found in this area. The lifestyle and daily routine of the majority of landowners continuing and most of them still deriving their livelihoods from farming operations. The land on which they live and work, being family heritage and this is where most will retire and end their lives with their children continuing their families farming legacy.

My wife & I bought and moved to the Baviaanskloof (Speekhout Farm) just over three years ago, being attracted to this part of the world because of its stark beauty, and natural isolation. We moved from a busy, overcrowded and crime filled city to what we knew was the total opposite. We have three accommodation units that we receive guests at and we were, from the beginning, pleasantly surprised at the interest and number of tourists we accommodated annually. When moving to the farm we had no intention to continue with the tourist business and also had no plans to do any farming, however here we are 3 years down the line and we are deeply entrenched within the tourism aspect of the Baviaanskloof, us



often commenting on the very special people we meet as guests to our farm. We have also been drawn head first into farming – never thinking that we would engage in this activity – but the beauty of the nature, the amazing clear fountain water was too tempting to resist and here we are with our own sheep and pigs and chickens and a bull and cow for our own milk and vegetables etc etc. And so we live and work and continue our lives in this most unique and beautiful part of the world, sharing this specialness with our amazing visitors and guests.

For the farm Uitspan and its owner Nico Smith, it is much the same. Nico is a Kloof native with long family history here and he also returned many years ago to this special part of the world to continue with his farming and now guest accommodation. Once again it is a farm where him and his family live and farm and then receive new and returning over years guests – as is the case with most of the family farms here.

The farm DuiweKloof, which borders on our farm was established over 14 years ago by Dr Douglas Seton and his family. Resident in Oudtshoorn, Dr Seton originally established the lodge with numerous partners, but soon realised what a very special place this was and subsequently became the only owner. In discussion he indicated that he also very early on realised the fragile nature of this environment and that under no circumstances could it support a large resort development with a high throughput of people, thus his decision to remain the only owner and not develop further on his land. Even though he does not reside on the farm and at this stage it is exclusively for guest accommodation, the farm is a regular family gathering place and Dr Seton is already making plans to construct a residence for him and his wife – he plans to move to the farm when he retires and live permanently in the Kloof.

I believe the point I am getting to and wanting to clearly get across is this – the Baviaanskloof is unique and exclusive and what makes it what it is – is the nature and character of the places of accommodation for the tourists. Nearly ALL the places of accommodation in the Baviaanskloof are working farms and places of residence for their owners, who receive guests and tourists to their farms. The Kloof is not a commercial tourist centre or resort destination – but rather an exclusive unique adventure destination where you are welcomed by the owner to his piece of this beautiful paradise.

When considering the plans put forward for the development of the farm Majtiesfontein, my heart is saddened and I am alarmed and the commerciality of the nature thereof. The proposals are completely out of character with the tourist accommodation that exists in the Kloof – and the exclusivity thereof. The sheer number of units that are proposed and the sheer scale of the undertaking is totally in contradiction to what is present in the Kloof and I believe will irreparably damage the image and exclusivity of what currently exists.

Further adding to this, if we consider the character and quantity of accommodation within the Mega-Reserve itself, it also remains in character with that of the farms around it.

## **NON VIABILITY OF FARMING OPERATIONS**

It is noted that comment is made that the present owner does not see the farm as being commercially viable for farming operations. The current situation of the farm not being viable for farming operations is NOT the fault of the land or the abundance of water thereon. The original farm was a very successful farm and lost its commercial viability due to the calculated actions of the current owner selling off land to Eastern Cape Parks and Tourism. It must thus be affirmed that justification for the current actions of the landowner cannot be given because of the consequences of a deliberate and pre-meditated earlier action.

The current landowner has an active and viable tourist trade and has expanded well through the development and growth of the now popular Leopard Trail – which has and is currently undergoing

significant improvement and expansion. This project in itself, one is certain, will generate significant new and increased tourist turnover.

## **INVESTMENT IN LOCAL COMMUNITY**

Statements are made indicating that the landowner through his involvement with Another Way Trust has previously and is currently investing in the local/brown community and that this project will further support/uplift the local/brown community through upliftment projects. It has been noted from the current improvement project being undertaken by the landowner on the Leopard Trail and its infrastructure that the use of local/brown community labour is not being fulfilled. In fact it is quite noticeable that there is in fact foreign labour being used for the current project. Given this fact we seriously question the current landowners intention or even ability to source qualified community/brown, yet alone, local labour to undertake construction of this scale. Therefor any benefit or upliftment that is intended for the local/brown community will be of no impact – and may even be to their detriment.

This raises a further concern to us and the brown people as the community living within the Kloof, of foreign elements being introduced to the area with the ever threat of the ongoing crime and violence in our country. This especially taking into account attacks on famers and their families. What assurance can be given by the landowner and his contractors that any outside labour force that is used on this project will be properly vetted to ensure that a criminal element is not unleashed on this mostly crime free community?

## **PROGRESSIVE LAND REFORM PROGRAM**

The undertaking by the landowner to provide loyal farm workers who have been working on the property for 10 years or more a resort erven is a mute point. Under regulations of the Extension of Security of Tenure Act of 1997 (and its subsequent additions and amendments) it is the legal obligation of the landowner to provide, and thus the right of the workers and their families, to receive security of tenure of their places of accommodation on the property after a 10 year period of service. Thus, the tenure of these worker's places of residence on the property is not dependant on whether this development proceeds or not and can certainly not be regarded as a benefit to them should the development proceed.

## **CONCLUSION**

It is certainly not our intention as individuals or a community to stand in the way of progress or to afford the individual the right to earn a living. However there is also a responsibility on the individual to consider all those around him and his local community when undertaking a project of this scale – especially when a project is of such an enormous scale that it will certainly impact and change the lives of those surrounding the development.

It is our opinion that the proposed plan is out of character with the true nature of the Baviaanskloof, it's community and the tourist genre that is so the Baviaanskloof.

We believe that further discussion and adjustments need to be considered and deeper public input and participation is to be considered before any agreement can be considered with regards to this proposed development.

Yours faithfully

**Mark & Paulien Enrieu – Speekhout Farm**

**Douglas & Elmari Seton – DuiweKloof**

**Nico Smith – Uitspan**

**Subject:** REMINDER: COMMENT ON THE BAR FOR THE PROPOSED REZONING AND SUBDIVISION OF PORTION 1 OF THE FARM MATJESFONTEIN 206, BAVIAANSKLOOF, WILLOWMORE, EASTERN CAPE

Dear Potential Interested and Affected Parties,

**THE PROPOSED REZONING AND SUBDIVISION OF PORTION 1 OF THE FARM MATJESFONTEIN 206, BAVIAANSKLOOF, WILLOWMORE, EASTERN CAPE**

My notification email below (dated 20 July 2020) and copy of the Pre-Application Basic Assessment Report for the above mentioned proposal refer,

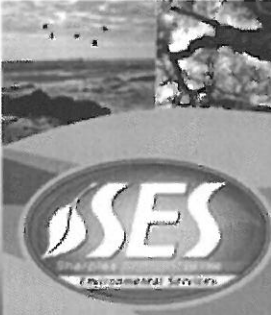
You are kindly reminded that comment on the MMP must be submitted **on or before 24 August 2020**.

**PLEASE IGNORE THIS MESSAGE IF COMMENT HAS ALREADY BEEN SUBMITTED.**


Do not hesitate to contact me if you have any queries.

Kind regards

**Michael Bennett**  
Environmental Assessment Practitioner  
TEL: (044) 873 4923 | FAX: 044 874 5953  
EMAIL: michael@sesc.net  
102 Merriman Street | George  
PO Box 9087 | George | 6530  
WEB: www.sesc.net



ENVIRONMENTAL IMPACT ASSESSMENTS  
ENVIRONMENTAL AUDITING AND MONITORING  
ENVIRONMENTAL MANAGEMENT PLANS  
AQUATIC ASSESSMENT  
WASTE AND WATER LICENSES  
PROJECT MANAGEMENT  
REHABILITATION AND CLOSURE PLANS



**From:** michael@sesc.net <michael@sesc.net>

**Sent:** Monday, July 20, 2020 9:40 AM

**To:**

**Cc:** 1John Sharples (john@sesc.net) <john@sesc.net>

**Subject:** NOTICE OF ENVIRONMENTAL IMPACT ASSESSMENT FOR THE PROPOSED REZONING AND SUBDIVISION OF PORTION 1 OF THE FARM MATJESFONTEIN 206, BAVIAANSKLOOF, WILLOWMORE, EASTERN CAPE.

Dear Potential Interested and Affected Parties,

Please note that the official 30-day Public participation Process begins on Thursday 23<sup>rd</sup> July 2020 till 24<sup>th</sup> August 2020 and as such the newspaper advert in the Graaff-Reinet Advertiser will only be published on Thursday. I will however fix the site notices in place on Tuesday 21<sup>st</sup> July 2020, at the R332 junction to the property and within publicly acceptable places within Willowmore. The documents will however be loaded onto the SES website before the end of day today.

**NOTICE OF ENVIRONMENTAL IMPACT ASSESSMENT & START OF THE 30-DAY COMMENTING PERIOD ON THE PROPOSED REZONING AND SUBDIVISION OF PORTION 1 OF THE FARM MATJESFONTEIN 206, BAVIAANSKLOOF, WILLOWMORE, EASTERN CAPE.**

SES REF: BKC/EC/06/20

DEDEAT REF: SES Email query – 25 June 2020

Sharples Environmental Services cc (SES) has been appointed by Linden Booth (LEZMIN 2087cc) ("the Applicant") to apply for Environmental Authorisation and to undertake a Basic Environmental Impact Assessment (EIA) as part of the application process.

The Applicant proposes to rezone the entire property to Open Space III to allow for the establishment of a private reserve and associated infrastructure, with spot zoning for Resort Zone II. The vision, over time, is to rehabilitate the farm back to a natural area and manage the farm as a private reserve. It is proposed to remove all internal fences to allow animals to roam freely on the property.

As an identified potential Interested and Affected Party you have been automatically registered as an Interested & Affected Party for the above-mentioned application, and are hereby notified that the Pre-Application Basic Assessment Report (BAR) for the above-mentioned project is now available for review and comment, till 24 August 2020.

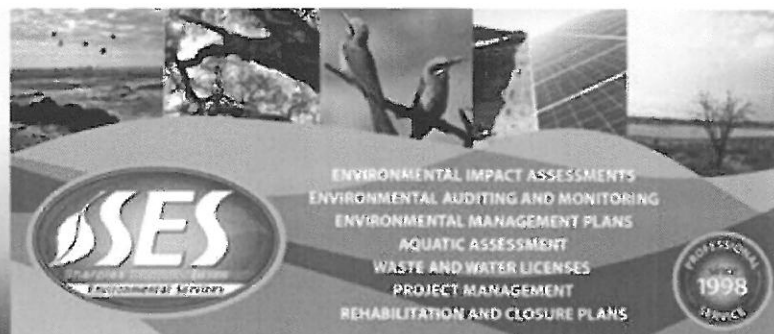
The report has been attached to this email and can also be downloaded from the SES website ([www.sescc.net](http://www.sescc.net)) under the "public documents" section.

You are hereby invited to submit any comments (positive or negative) you may have on the Pre-Application Basic Assessment Report in writing to **Michael Bennett** using the contact details provided below.

Written comments must be received by Sharples Environmental Services **on/before 24<sup>th</sup> August 2020**. Don't hesitate to contact me if you require any further information, or have any questions relating to this project.

Kind Regards

**Michael Bennett**  
Environmental Assessment Practitioner  
TEL: (044) 873 4923 | FAX: 044 874 5953  
EMAIL: [michael@sescc.net](mailto:michael@sescc.net)  
  
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**agriculture,  
forestry & fisheries**

Department:  
Agriculture, forestry & fisheries  
REPUBLIC OF SOUTH AFRICA

**FORESTRY WESTERN CAPE**

Private Bag X 12, Knysna 6570  
WCE0030/08/20-21

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Tel: (044) 302 6900      Fax: (044) 382 5461      E-mail: [MelanieKo@daff.gov.za](mailto:MelanieKo@daff.gov.za)

Enquiries: M Koen      Ref: F13/11/2      Date: 21 August 2020

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**Sharples Environmental Services (SES)**

**Attention: Michael Bennett**

Email: [michael@sescc.net](mailto:michael@sescc.net)

Tel/ Fax: 044- 873 4923/ 044- 874 5953

**PRE-APPLICATION BASIC ASSESSMENT REPORT FOR THE PROPOSED REZONING AND  
SUBDIVISION OF PORTION 1 OF THE FARM MATJESFONTEIN NO. 206, DIVISION WILLOWMORE  
EASTERN CAPE PROVINCE**

- 1 Forestry is responsible for the implementation and the enforcement of the National Forest Act (NFA), Act 84 of 1998 as amended and the National Veld and Forest Fire Act, Act 101 of 1998 as amended (NVFFA). Thank you for giving Forestry this opportunity to comment on above application.
- 2 Forestry studied the supporting documents for the above mentioned application and the following points related to Forestry's mandate i.e. the implementation of the NFA are applicable
  - a. Kindly note, as you are well aware, above property falls within the Eastern Cape Province and the relevant Forestry Officials of that region should be given the opportunity to comment. Kindly make contact Deputy Director: Mrs. Gwendoline Sgwabe ([GwendolineS@daff.gov.za](mailto:GwendolineS@daff.gov.za)) in order to enquire relevant Officials' details.
  - b. As a general comment: kindly note that the Botanical Survey mentioned in your comments was not attached; should the Botanical survey be outdated it might be requested that a more recent as well as detailed Plant Species Assessment of above property be conducted by a Specialist and that this Specialist report be forwarded to the Department for perusal with ample photo record templates of the whole study area
- 3 Due to the Nation-Wide COVID-19 Lockdown, officials are working remotely for the duration of the lockdown period; and thus site inspections are not conducted at this stage. Site inspection might be required at a later stage, in due course, once safe to do so
- 4 Forestry reserves the right to revise initial comment based on any additional information that may be received/ obtained

Yours Faithfully

pp. AREA MANAGER FORESTRY: WESTERN CAPE





**GEORGE**  
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Portion 1 of the Farm Matjesfontein No. 206, Baviaanskloof,

Site Meeting Notes: 7 October 2020

BAR related:

- We should rename the BAR (exclude the zoning aspects)
- It was discussed that we should expand more clearly on the ownership and selling off the erven once approved. What controlling percentage will be held by the applicant, to ensure that he maintains decision making control to enforce the HOA.
- We should also expand on the proposed management of the property, will it be included into the ECParks management plans or its own standalone document.
- Who will be responsible for funding the management of the property. Will there be levies?
- Expand how the existing operations of the Leopard trail, and how they will tie in with the proposed
- Should explore alternative wastewater management as soakaways are not ideal but not completely against them. (ie biorocks systems vs conservancy vs soakaways)
- Factor in pools and management thereof (ie small, no chemicals, feed water back into the river system)
- No pets and gardens
- Indigenous trees for shade around the erven will be permitted (ie Vachellia karroo)
- Waste management must be explored deeper, management and disposal thereof, no burning of waste will be allowed
- We must ensure that we resubmit the Screening tool report and Site verification report with the Application form
- Explore how the proposed will tie in with the existing management plans (fire/alien/general).

Environmental Management Plans

- An open space management plan that is in line with the ECParks management plan will be required for the operational phase.

HOA

- What level of control will remain with landowner once erven are sold off
- How will the property be managed through strictions of the HOA/constitution?



**Michael Bennett**

**Environmental Assessment Practitioner**

Tel: 044 873 4923 | Fax: 086 575 2869 | email: michael@sesc.net | Post: P.O. Box 9087, George, 6530



**michael@sesc.net**

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**From:** Andries Struwig <Andries.Struwig@dedea.gov.za>  
**Sent:** Friday, December 11, 2020 11:57 AM  
**To:** michael@sesc.net  
**Cc:** Charmaine Struwig; 1John Sharples  
**Subject:** RE: Application form for EA  
**Attachments:** Meeting Notes - 7 October 2020 - Portion 1 of the Farm Matjesfontein No 206.docx;  
RE: Portion 1 of the Farm Matjesfontein 206, Baviaanskloof (43.6 KB)

Good morning Michael

Submission of documents via WeTransfer should work and it should be addressed to Mr Govender but copied to me and Charmaine. Note that the last day for submission of applications is Monday 14 December 2020 and the first day for submission of applications in the new year is 6 January 2021. With regard to the attached site visit notes read together with the comments made by Hans, I concur that it seems to be an accurate summary of our discussions during the site meeting. I have noted that the notes did not capture the issue of looking into the legality of the existing facilities but noted that Hans did make mention thereof.

Thank you.

**Andries Struwig**  
**Manager: EQM**  
**Cacadu Region**



Andries Struwig Pr. Sci. Nat.  
Tel: 041 508 5840 • Mobile: 079 503 1762  
Cnr of Athol Fugard Terrace & Castle Hill, Central  
Port Elizabeth, 6001  
P/Bag X5001, Greenacres, South Africa, 6057  
<http://www.dedea.gov.za/>  
<mailto:andries.struwig@dedea.gov.za>

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**From:** michael@sesc.net <michael@sesc.net>  
**Sent:** Thursday, 10 December 2020 09:13  
**To:** Andries Struwig <Andries.Struwig@dedea.gov.za>  
**Cc:** Charmaine Struwig <Charmaine.Mostert@dedea.gov.za>; 1John Sharples <john@sesc.net>  
**Subject:** RE: Application form for EA

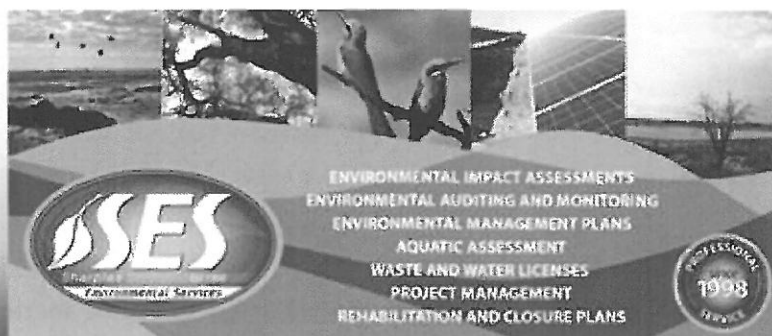
Good day Andries,

We are nearing the submission of the Application Form for Environmental Authorisation I would just like to confirm the best way to submit the documents to you. Can I use WeTransfer again and send the documents directly to you and copy in Mr. Dayalan Govender, and Charmaine?

We would like to get the application form in this year so that we can begin with the Draft BAR PPP as soon as possible next year.

Kind regards

**Michael Bennett**  
Environmental Assessment Practitioner  
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**From:** Andries Struwig <[Andries.Struwig@dedea.gov.za](mailto:Andries.Struwig@dedea.gov.za)>  
**Sent:** Friday, November 27, 2020 6:03 PM  
**To:** [michael@sesc.net](mailto:michael@sesc.net)  
**Cc:** Charmaine Struwig <[Charmaine.Mostert@dedea.gov.za](mailto:Charmaine.Mostert@dedea.gov.za)>; 1John Sharples <[john@sesc.net](mailto:john@sesc.net)>  
**Subject:** RE: Application form for EA

Good afternoon Michael

Find attached the latest templates relating to EIA applications etc. Please note that the EAP application need to be completed although the EIA application itself also have a section for the EAP declaration. Also ensure that the Screening Tool Report is signed when attached to the application form.

Thanks

**Andries Struwig**  
Manager: EQM  
Cacadu Region



Province of the  
**EASTERN CAPE**  
ECONOMIC DEVELOPMENT,  
ENVIRONMENTAL AFFAIRS AND TOURISM

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**From:** [michael@sesc.net](mailto:michael@sesc.net) <[michael@sesc.net](mailto:michael@sesc.net)>  
**Sent:** Friday, 27 November 2020 11:15  
**To:** Andries Struwig <[Andries.Struwig@dedea.gov.za](mailto:Andries.Struwig@dedea.gov.za)>

Cc: Charmaine Struwig <Charmaine.Mostert@dedea.gov.za>; 1John Sharples <john@sesc.net>

Subject: Application form for EA

Dear Andries,

Do you perhaps have a word version of the Application form for EA? I can only download a PDF version from the DEDEAT site which makes filling it in near impossible.

Kind regards

**Michael Bennett**  
Environmental Assessment Practitioner

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**From:** Hans <hans@vrek.co.za>  
**Sent:** Wednesday, October 14, 2020 12:29 PM  
**To:** michael@sesc.net  
**Cc:** 'John Sharples'; marike@vrek.co.za; 'Linden Booth'  
**Subject:** RE: Portion 1 of the Farm Matjesfontein 206, Baviaanskloof

Hi Michael,

Thank you for the minutes, the only things that you might add is:

- At the end of the meeting Andries mentioned something about the existing activities and a NEMA 24G Application
- They asked if the 'Private Open Space' area will be officially proclaimed as a nature reserve / protected area?

From our side, I will amend the planning report to include the following:

- Clarity on the ownership of some of the units to ensure majority stakeholdership, in order for the functions/activities of the tourist facility to be able to continue to exist (the existing tourism activities run by the Trust)
- Pool can be added, and that there is sufficient water for it, no chemicals
- More detail on the services (sewer & waste), I will get that info from you
- Motivate that the entire area of the erven can be disturbed, subject to a maximum coverage of 250m<sup>2</sup> a unit
- There will be strict architectural guidelines that will ensure architectural design that fits with the character of the area
- HOA will be established
- Mention no pets & gardens, certain trees are allowed

Kind Regards

Hans

 <p>Stads &amp; Omgewingsbeplanners</p> <p><b>Marike Vreken</b></p> <p>Urban &amp; Environmental Planners</p>	<p><b>Hans Labuschagne</b></p> <p>Marike Vreken Town Planners CC</p> <p>PO Box 2180, Knysna, 6570</p> <p>tel. +27 (0)44 382 0420</p> <p>fax. +27 (0)44 382 0438</p> <p><a href="http://www.vrek.co.za">www.vrek.co.za</a></p>
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**From:** michael@sesc.net <michael@sesc.net>

**Sent:** 12 October 2020 12:11 PM

**To:** Andries Struwig <Andries.Struwig@dedea.gov.za>; 'Hans ' <hans@vreken.co.za>; linden@wealthmigrate.com

**Cc:** 'Charmaine Struwig' <Charmaine.Mostert@dedea.gov.za>; 1John Sharples <john@sesc.net>

**Subject:** Portion 1 of the Farm Matjesfontein 206, Baviaanskloof

Dear Gents,

Attached herewith please find my meeting notes from our site visit on Wednesday 7<sup>th</sup> October 2020.

Please check to see if you are happy with the points and don't hesitate to send me any additions you would like made to them.

Kind regards

**Michael Bennett**

Environmental Assessment Practitioner

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