



**COMMENTS AND RESPONSE REPORT**  
**FINAL ENVIRONMENTAL IMPACT REPORT FOR THE**  
**PROPOSED AMENDMENT OF THE ADDENDUM TO ENVIRONMENTAL AUTHORISATION DATED 6**  
**MARCH 2023, THE ENVIRONMENTAL AUTHORISATION DATED 7 APRIL 2021 AND THE**  
**ENVIRONMENTAL MANAGEMENT PROGRAMME FOR THE PROPOSED DEVELOPMENT OF**  
**HEROLD'S BAY COUNTRY ESTATE ON A PORTION OF PORTION 7 OF THE FARM BUFFELSFONTEIN**  
**NO. 204, HEROLD'S BAY, GEORGE.**  
**(COMMENTING PERIOD: 12 MARCH 2026 – 17 APRIL 2026)**

COMMENT	NAME/ORGANISATION	RESPONSE	
<p>1. The Draft Environmental Impact Report ('DEIR') compiled on your behalf by your appointed registered Environmental Assessment Practitioner ('EAP'), Mr. Michael Bennett (EAPASA No: 2021/3163) and assisted by Candidate EAP, Mr. Christiaan Smit (EAPASA No: 2024/8297) of Sharples Environmental Services ('SES'), and received by this Department on 12 March 2026.</p>	<p>Mr Steve Kleinhans  Department of Environmental Affairs and Development Planning</p>	<p>Thank you for your comments.</p>	<b>1</b>
<p>2. This Directorate: Development Management (Region 3) ('this Directorate') has reviewed the report and provides the following comments:</p> <p>2.1. Municipal water supply to the development</p> <p>It is understood that in order to accommodate the proposed changes upgrades to the municipal bulk water supply network is required. The upgrades entail the development of a new 1.5Mℓ reservoir on Portion 51 of the Farm Buffelsfontein No. 204 and the upgrade of a section of the existing 200mm diameter pipeline along Estate Boulevard / Oubaai Main Road and the Roodraai Intersection to a 315mm diameter pipeline. It is understood that the trench will be 1m wide.</p>	<p>14 April 2026</p>	<p>This information is correct.</p>	<b>2</b>
<ul style="list-style-type: none"> <li>• Proposed 1.5Mℓ reservoir</li> </ul>		<p>This information is correct.</p>	<b>3</b>



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<p>The proposed reservoir will be developed on an area next to the existing reservoir, which has been transformed and maintained as grassed lawn. Based on the information available to this Directorate, the development of the proposed reservoir does not appear to constitute an activity listed in terms of EIA Regulations Listing Notices 1, 2 and 3 of 2014, as promulgated under Chapter 5 of the National Environmental Management Act, 1998 (Act No. 107 of 1998) ('NEMA').</p>			
<ul style="list-style-type: none"> <li>• Proposed upgrade of the existing water pipeline</li> </ul> <p>In respect of the proposed upgrades to the existing 200mm diameter pipeline, the George Municipality indicates that approximately 390m of the pipeline is required to be upgraded.</p> <p>However, according to the DEIR only a 290m section will be upgraded. This discrepancy must be clarified.</p> <p>Please be advised that this discrepancy has a bearing on the consideration of EIA Regulations Listing Notice 3 of 2014 Activity No. 12. Your attention is drawn to Regulation 31 of the EIA Regulations, 2014 which states that an EA may be amended by following the process</p>		<p>The 290m is the exact distance measured from the connection at the DR1590/Rooidraai Road up to the existing Bulk Water Connection point of Herolds Bay Estate, south-west of erf 1614. The 290m has been measured exactly on site. The 390m mentioned by the George Municipality did not consider this exact existing connection point location and was a general reference. Refer diagram attached below (the 290m is between the green markers on the diagram).</p>	<b>4</b>

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prescribed in Part 2 of Chapter 5 of the Regulations if the amendment will result in a change to the scope of the EA where such change will result in an increased level or change in the nature of impact where such level or change in nature of impact was not –

(a) assessed and included in the initial application for environmental authorisation; or

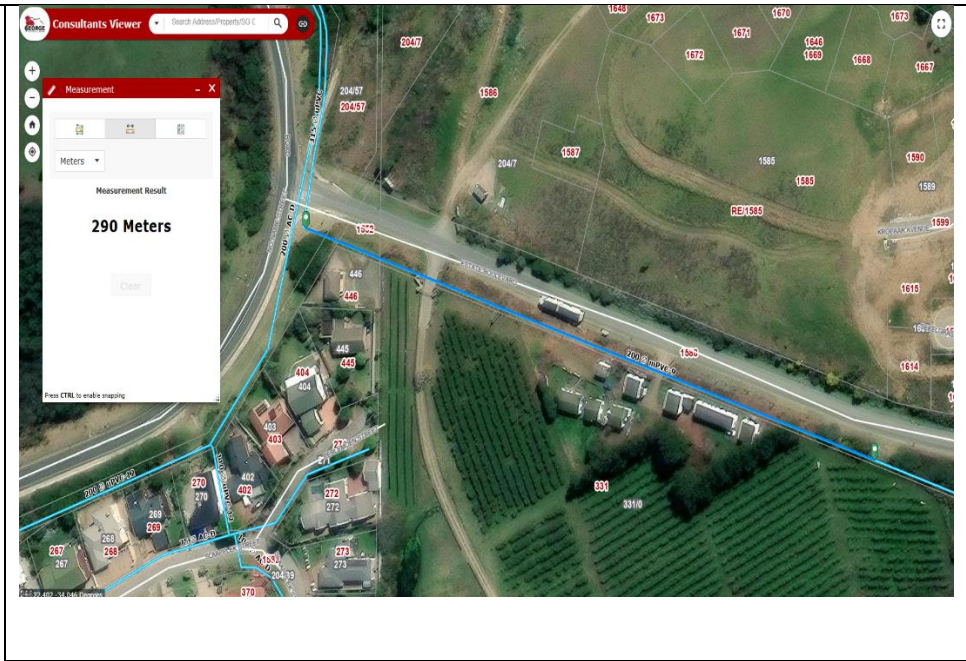
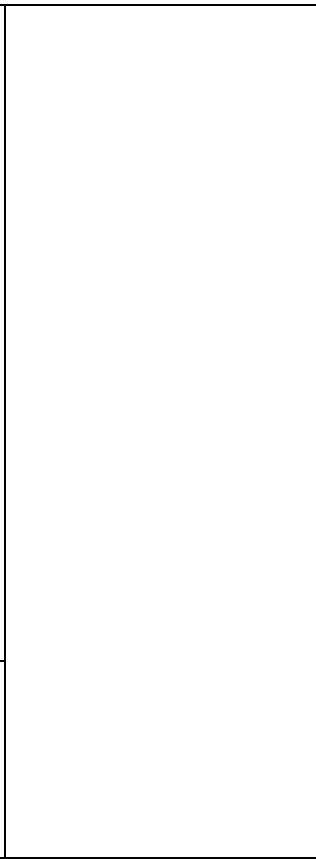
(b) taken into consideration in the initial environmental authorisation;

and the change does not, on its own, constitute a listed or specified activity.

In light of the above, should it be found that the proposed upgrade of the pipeline triggers a listed or specified activity, the process as prescribed in Regulations 19 and 20 must be followed to obtain environmental authorisation for the proposed changes.

2.2. Capacity of the package plant to accommodate the changes

Sewage from the development is treated in three separate package plants in three drainage zone. Confirmation that the relevant package plant can



Please refer to Appendix E6 of the Final Impact Report - Services Report and Required Services from George Municipality, The George Municipality requested that the developer confirm that the package plant servicing the development as part of the approved services agreement can accommodate the additional sewer outflow. The letter compiled by Element Consulting Engineers confirms that the package



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<p>accommodate the additional flow as a result of the proposed changes must be included in the EIR.</p> <p>Considering the above, the EIR must include a table which indicates the amount of sewage of the authorised development vs that of the proposed amended development proposal.</p>		<p>plant for the commercial erf is located in its own drainage zone, and that it has not been designed or constructed yet. The design will hence be adjusted for the additional flow of approximately 19.7kl/day created by the densification of the commercial site and be constructed as such.</p> <p><b>Sewerage Capacity Zone A:</b></p> <table border="1" data-bbox="1193 746 2007 847"> <thead> <tr> <th>Sewerage Capacity Zone A - Previously Approved</th> <th>Sewerage Capacity Zone A - Amendment</th> </tr> </thead> <tbody> <tr> <td>Zone A – 60kl/day</td> <td>Zone A – 79kl/day</td> </tr> </tbody> </table>	Sewerage Capacity Zone A - Previously Approved	Sewerage Capacity Zone A - Amendment	Zone A – 60kl/day	Zone A – 79kl/day	
Sewerage Capacity Zone A - Previously Approved	Sewerage Capacity Zone A - Amendment						
Zone A – 60kl/day	Zone A – 79kl/day						
<p>2.3. Traffic related aspects</p> <p>The Directorate notes that findings of the Traffic Impact Assessment ('TIA') compiled by Element Consulting Engineers. From the findings it is understood that the relevant intersections will operate at acceptable Levels of Service ('LOS').</p> <p>Notwithstanding the above, Regulation 32(1)(a) of the Environmental Impact Assessment Regulations, 2014 ('EIA Regulations, 2014') (Government Notice No. R. 982 of 4 December 2014, as amended) requires that the report reflect advantages and disadvantages of</p>		<p>Please refer to Appendix F of the Final Impact Report for the Proof of Public Participation. The notice of the Draft Environmental Impact Report was sent to the Department of Infrastructure and to the George Municipality. No comments were received on the Draft Environmental Impact Report.</p> <p>Number of trips generated by the authorised SDP:</p> <p>Table 1: Trip Generation: Residential Estate</p>	<b>6</b>				



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the proposed change. In this regard, you are required to include a table which reflects the number of trips that will be generated by the authorised Site Development Plan ('SDP') vs the new proposed SDP.

Furthermore, it is strongly advised that comment from the George Municipality and the Western Cape Government: Department of Infrastructure ('DoI') be obtained and included in the Environmental Impact Report regarding the proposed changes and whether such changes are acceptable from a traffic impact point of view.

TMH 17 Classification	Peak Hour	Units / GLA	Trip Reduction Factor	Trip Generation Rate	Split		Trips		Sub Total
					In	Out	In	Out	
210 Single Dwelling Units	AM	102	10%	1	25%	75%	23	69	92
	PM		10%	1	70%	30%	64	28	92
231 Townhouses	AM	68	15%	0.85	25%	75%	12	37	49
	PM		15%	0.85	70%	30%	34	15	49
Total Trips	AM						35	106	141
	PM						99	42	141

Table 2: Trip Generation Commercial Development (New Trips)

TMH 17 Classification	Peak Hour	Units / GLA	Trip Reduction Factor	Trip Generation Rate	Split		Trips		Sub Total
					In	Out	In	Out	
844 (SATGR) Filling Station	AM	358 Adjcent Trips	0%	0.0056	50%	50%	1	1	2
	PM		0%	0.0056	50%	50%	1	1	2
820 Convenience Centre	AM	750 sqm	0%	0.6/100sqm	65%	35%	3	2	5
	PM		0%	0.6/100sqm	35%	65%	2	3	5
932 Restaurant	AM	250 sqm	0%	0/100sqm	-	-	0	0	0
	PM		0%	8/100sqm	65%	35%	13	7	20
710 Offices	AM	300 sqm	0%	2.1/100sqm	85%	15%	5	1	6
	PM		0%	2.1/100sqm	20%	80%	1	5	6
Total Trips	AM						9	4	13
	PM						17	16	33

Table 3: Deflected and Passer-by Trips: Commercial Development



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TMH 17 Classification	Peak Hour	Units / GLA	Trip Reduction Factor	Deflection & Passer-by Rate	Split		Trips		Sub Total
					In	Out	In	Out	
844 (SATGR) Filling Station	AM	358 Adjct Trips	0%	0.03	50%	50%	5	5	10
	PM		0%	0.03	50%	50%	5	5	10
820 Convenience Centre	AM	750 sqm	0%	0.36/100 sqm	65%	35%	2	1	3
	PM		0%	0.36/100 sqm	35%	65%	1	2	3
932 Restaurant	AM	250 sqm	0%	0/100sqm	-	-	0	0	0
	PM		0%	2.4/100sqm	65%	35%	4	2	6
Total Trips	AM						7	6	13
	PM						10	9	19

Number of trips generated by the amended SDP:

Table 4: Trip Generation: Residential Estate (No change)

TMH 17 Classification	Peak Hour	Units / GLA	Trip Reduction Factor	Trip Generation Rate	Split		Trips		Sub Total
					In	Out	In	Out	
210 Single Dwelling Units	AM	102	10%	1	25%	75%	23	69	92
	PM		10%	1	70%	30%	64	28	92
231 Townhouses	AM	68	15%	0.85	25%	75%	12	37	49
	PM		15%	0.85	70%	30%	34	15	49
Total Trips (Res. Estate)	AM						35	106	141
	PM						99	42	141



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Table 5: Trip Generation: Commercial Development (Revised SDP Matrix)

TMH 17 Classification	Peak Hour	Units / GLA	Trip Reduction Factor	Trip Generation Rate	Split		Trips		Sub Total
					In	Out	In	Out	
820 Retail	AM	768 sqm	10%	3.56/100sqm	65%	35%	16	8	24
	PM		10%	20.13/100sqm	50%	50%	69	69	138
932 Restaurant	AM	300 sqm	10%	0/100sqm	-	-	0	0	0
	PM		10%	8/100sqm	65%	35%	14	8	22
Total Trips (Commercial)	AM						16	8	24
	PM						83	77	160

Table 6: Trip Generation: Flats (on commercial erf)

TMH 17 Classification	Peak Hour	Units / GLA	Trip Reduction Factor	Trip Generation Rate	Split		Trips		Sub Total
					In	Out	In	Out	
220 Flats	AM	76	15%	0.65	25%	75%	11	33	44
	PM		15%	0.65	70%	30%	31	13	44
Total Trips (Flats)	AM						11	33	44
	PM						31	13	44



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<p>2.4. EA validity period and Implementation programme</p> <p>Your attention is drawn to Section E: Condition 1 of the environmental authorisation. In this regard, the operational component will not form part of the EA any longer should the application be favourably considered by the competent authority. The validity period of the non-operational component (i.e. installation of services and top structures) including the rehabilitation and monitoring must be finalised within a period of three months from the date the construction activities are concluded, but by no later than 31 January 2031. Therefore, the EA for the non-operational component shall lapse on 31 January 2031 unless an application for the amendment of the EA (i.e. extension of the validity period) is submitted to the competent authority.</p> <p>In terms of Regulation 26(d)(ii) of the EIA Regulations, 2014, please be advised that where an EA does not</p>		<p>Thank you for highlighting this, the expiration date will be taken into consideration and if need be, a separate application to extend this date will be submitted before the EA expires.</p>	<b>7</b>



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<p>include operational aspects , the period for which the EA is granted and the date on which the activity is deemed to have been concluded, may only be extended by following the process to amend the EA contemplated in Regulation 32 of the EIA Regulations, 2014 (i.e. Part 2 amendment process). Furthermore, please be advised that Regulation 27(3) of the EIA Regulations, 2014 states that where an environmental authorisation granted in terms of these Regulations does not include operational aspects and the activity has been commenced with, the period for which such environmental authorisation is granted may only be extended for a maximum further period of 5 years.</p> <p>The competent authority may consider such an amendment to the EA. However, this has not been applied for and / or addressed in the application for the amendment of the EA or the DEIR.</p> <p>In light of the above, you are advised to consider the inclusion hereof in the EIR and provide this Directorate with an updated project implementation programme which specifies the key milestones for the implementation of the development.</p>			
<p>3. Submission of Amendment Report</p>		<p>The Final Amendment Report reflects the information requirements stipulated in Regulation 32(1)(a)(i)- (iv) of the EIA Regulations, 2014. All</p>	<p><b>8</b></p>



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<p>The amendment report must reflect the information requirements stipulated in Regulation 32(1)(a)(i)- (iv) of the EIA Regulations, 2014, and must also include and address any information requested in any previous correspondence in respect of this matter.</p> <p>Please be reminded that in accordance with Regulation 32 of the EIA Regulations, 2014, the Department hereby stipulates that the amendment report (which has been subjected to public participation) must be submitted to this Department for decision within 90 days from the date of receipt of the application for amendment by the Department. However, if significant changes have been made or significant new information has been added to the amendment report, the applicant/EAP must notify the Department that an additional 50 days (i.e. 140 days from receipt of the application) would be required for the submission of the amendment report. The additional 50 days must include a minimum 30-day commenting period to allow registered I&amp;APs to comment on the revised report/additional information.</p> <p>If the report is not submitted within 90 days or 140 days, where an extension is applicable, the application will lapse in terms of Regulation 45 of Government Notice</p>		<p>I&amp;APs will be notified of the submission of the Final Impact Report, and all documents will be made available to them via the SES website under the Public Documents section.</p>
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<p>Regulation No. 982 of 4 December 2014 and your file will be closed. Should you wish to pursue the amendment application again, a new application process would have to be initiated. A new Application for the amendment of the environmental authorisation would have to be submitted.</p> <p>NOTE: Furthermore, in accordance with Environmental Impact Assessment best-practice, you are kindly requested to notify all registered Interested and Affected Parties including the authorities identified in the Public Participation Plan of the submission of the FEIR and to make the document available to them. This will provide such parties an opportunity to review the document and how their issues were addressed.</p>			
<p>4. Please note that the conditions stipulated in the environmental authorisation (Ref: 16/3/3/1/D2/29/0008/20) issued on 7 April 2021, as amended, remain applicable until a decision on this amendment application is taken by this Department.</p>		<p>This is understood.</p>	<b>9</b>
<p>5. Kindly quote the above-mentioned reference number in any future correspondence in respect of this matter.</p>			<b>10</b>
<p>6. This Department reserves the right to revise or withdraw initial comments or request further</p>		<p>Thank you for your comments.</p>	<b>11</b>



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information from you based on any information received.			
<b>COMMENT</b>	<b>NAME/ORGANISATION</b>	<b>RESPONSE</b>	
Dear Sir/ Madam I refer to your e-mail notification of 19 March 2026 refers. Please receive comments from the Branch: Forestry Management, Directorate: Forest Resource Protection in the Department of Forestry, Fisheries and the Environment (DFFE) on the above-mentioned proposed land-use application. Site inspection conducted 9 April 2026.	Ms TF Gwala  Department of Forestry Fisheries and the Environment  Branch: Forestry Management  14 April 2026	Thank you for your comments.	<b>12</b>
The mandate of the Forestry Branch in the Department of Forestry, Fisheries and the Environment (DFFE), as a commenting authority, is to ensure control over developments that affect State forests, natural forests, forest nature reserves and protected trees. 1.The applicant must assess and quantify the anticipated impacts on the indigenous forests. The National Forests Act of 1998 (as amended) provides the strongest and most comprehensive legislation and mandate for			<b>13</b>



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<p>the protection of all natural forests in South Africa. The principles of the Act in Section 3 state clearly that "...natural forests may not be destroyed save in exceptional circumstances where, in the opinion of the Minister, a proposed new land use is preferable in terms of its economic, social or environmental benefits".</p>			
<p>2. Section 7 of the National Forest Act (NFA), act no 84 of 1998 as amended provides for the prohibition of the destruction of indigenous trees in any natural forest without a license. Under section 62 (1) of the NFA any person who contravenes the prohibition of certain acts in relation to trees in natural forests referred to in Section 7 (1) is guilty of a second category offence. A person who is guilty of a second category offence may be sentenced on a first conviction for that offence to a fine or imprisonment for a period of up to two years, or to both a fine and such imprisonment. Section 15 of the NFA, prohibits the destruction of protected trees without a license- "No person may cut, damage, destroy or remove any protected tree; or collect, remove, transport, export, purchase, sell donate or in any other manner acquire or dispose of any protected tree....."Anyone</p>			<b>14</b>



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<p>contravening this prohibition, is guilty of a first category offence, and can be sentenced to up to 3 years imprisonment, or a fine, or both.</p>			
<p>3. Section 7 of the Act prohibits the cutting, disturbance, destruction or removal of any indigenous living or dead tree in a forest without a licence, while Section 15 places a similar prohibition on protected tree species listed under the Act, some of which are also forest species.</p>			<b>15</b>
<p>4. Cutting or disturbing an indigenous tree in a natural forest without a valid Forest Act Licence is a criminal offence and a transgression of the National Forests Act, 1998 (Act No. 84 of 1998) and carries a fine or imprisonment or both.</p>			<b>16</b>
<p>5. Indigenous trees with active bird nests or other significant biodiversity features may not be destroyed without a valid Fauna Permit from the provincial conservation authority, the Western Cape Department of Agriculture, Environmental Affairs, Rural Development and Land Reform (“DAERL”), if these would be affected.</p>			<b>17</b>
<p>DFFE studied the supporting documents for the above-mentioned pre- application BAR and the following points related to Forestry's mandate i.e. the implementation of the NFA are applicable</p>		<p>Please refer to Section 8.2 of the Final Impact Report and Appendix E2 of the Final Impact Report for the Botanical Statement.</p>	<b>18</b>



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<p>6. According to the information provided: "Herold's Bay Country Estate (Pty) Ltd ,is located on a Portion of Portion 7 of the Farm Buffelsfontein No. 204, Herold's Bay, George, wishes to amend of the EA and EMPr to include the new layout where the filling station (Business Zone VI) on portion 106 and office block (Business Zone IV) on portion 112 is removed; and portions 106 and 112 is consolidated as a shop (Business Zone II) with the following consent uses: Restaurant; Place of leisure (gymnasium); Liquor store; and Flats. This will all occur within the existing, approved footprint for the filling station and office block. In addition, the applicant wishes to amend the EA and EMPr to reflect the change of ownership from Long Island Trading 44 (Pty) Ltd to Herold's Bay Country Estate (Pty) Ltd. Property accessed via R404.</p> <p>It is being proposed that 102 single residential erven, 68 group housing units, a restaurant, place of leisure (gymnasium), liquor store, and flats be developed. In addition, there will be private open space, an internal road network and three on-site package plants for the treatment of sewerage. The residential portion of the proposed development is aimed towards holiday makers and tourists to the area, the business zones are aimed towards small business and business professionals located in the region. The total size of the</p>			
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<p>development footprint for the mixed-use development is approximately 19.264Ha. Attention was devoted to the 0.6-1.4 m tall scrub on the western side of the proposed amendment area. This area is highly degraded and comprises aliens and pioneer indigenous species. The presence of these species also does not allocate the scrub to a specific vegetation type. The rest of the site is also highly modified/transformed by past agricultural activities and completely overtaken by grasses and weeds. The proposed amendment, therefore, does not present any new or greater impacts on terrestrial biodiversity or plant species than the previous layout. The site is significantly degraded/modified. The area of impact also remains unchanged. No additional mitigation measures are needed". Protected species occur on previous said property- and a more recent survey to be undertaken to determine this.</p>			
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<p>Forestry has the following comments:</p> <ul style="list-style-type: none"> <li>i. Forestry has a co-operative governance relationship with various Authorities as well as stakeholders, and thus will take their concerns into consideration if such should arise</li> <li>ii. Forestry request the following:             <ul style="list-style-type: none"> <li>1. That a more recent detailed vegetation survey be conducted to determine the occurrence of protected trees according to the NFA</li> </ul> </li> </ul>		<p>ii (1) – Please refer to Appendix E2 of the Final Impact Report. The specialist undertook his site visit on the 20<sup>th</sup> of October 2025 and confirmed from this site visit that the site is highly transformed and no protected tree species were identified within the development footprint for this amendment application. In addition, the Botanical Specialist was contacted in this regard and he confirmed that there were no protected trees within the development footprint, the only protected trees identified on site occurred within the patch of indigenous forest in the eastern corner of the property which is situated outside of the development footprint.</p>	<b>19</b>



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<p>2. That these protected trees be GPS'd, plotted on the proposed layout and be incorporated within the proposed development as no-go areas</p> <p>iii. Kindly note that this letter is not a NFA licence  iv. Section 15 of the National Forest Act (NFA) (Act No. 84 of 1998) as amended prohibits the cutting, disturbing, damaging or destroying of protected tree species without a licence. Section 7 of the National Forest Act (NFA), act no 84 of 1998 as amended provides for the prohibition of the destruction of indigenous trees in any natural forest without a license.</p>		<p>ii (2) – No protected tree species occur within the development footprint, as indicated in the original Botanical Assessment that was compiled as part of the BAR process.</p>	
<p>Note: The Department reserves the right to revise the initial comment based on any additional information that may be received</p>			<b>20</b>
<p>Should you wish to correspond further on this matter, quote Reference EIA-WC-GR-0059-2025-26. Enquiries may be directed to Ms. TF Gwala at TGwala@dffe.gov.za, Cell 066 374 7795.</p>			<b>21</b>
<b>COMMENT</b>	<b>NAME/ORGANISATION</b>	<b>RESPONSE</b>	
<p>Good day Christiaan</p> <p>Thank you for providing the comment, and providing clarification which is all in order.</p>	<p>Stephanie-Anne Barnardt</p> <p>Specialist Heritage Officer</p>	<p>As per the request the Archaeologist will compile a report based on his findings and then revert if it is necessary to have one appointed.</p>	<b>22</b>



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<p>However, I note that there is a condition that archaeological monitor is required, which that HWC is going to require archaeologist appointments letter and final archaeological report to be provide.</p> <p>This does not hold up any approvals but is a requirements and condition that needs to be filled.</p> <p>Thank you.</p>	<p>Heritage Western Cape 9 April 2026</p>		
<b>COMMENT</b>	<b>NAME/ORGANISATION</b>	<b>RESPONSE</b>	
<p>Reference is made to the above-mentioned Draft Environmental Impact Report made available to Breede-Olifants Catchment Management Agency (BOCMA) for comments.</p> <p>The following are BOCMA comments relating to Draft Environmental Impact Report for the proposed development of Herold's Bay country estate on a Portion of Portion 7 of the Farm Buffelsfontein 204, which should be adhered to:</p>	<p>Mr. Jan van Staden Chief Executive Officer (Acting) Breede-Olifants Catchment Management Agency (BOCMA)</p>		<b>23</b>
<p>1. The Breede-Olifants Catchment Management Agency has reviewed the Draft Environmental Report and Aquatic Biodiversity Assessment Report and has no objections to the proposed development.</p>	<p>17 April 2026</p>	<p>Thank you for your comments.</p>	<b>24</b>
<p>2. The applicant is advised that all comments and authorisations previously issued by BOCMA-DWS for this</p>		<p>All comments and authorisations previously issued by BOCMA-DWS for the proposed development will be adhered to, including the</p>	<b>25</b>



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<p>proposed development must be adhered to. Including but not limited to the recommendations made by the Aquatic Specialist on the Aquatic Biodiversity Assessment Report dated 28 October 2025.</p>		<p>recommendations made by the Aquatic Specialist in the Aquatic Biodiversity Assessment Report Dated October 2025.</p>	
<p>3. Please note that the tariffs/charges for water and sanitation services that will be supplied by the Water Services Provider (WSP) i.e the municipality, there must be an agreement between Long Island Trading 44 (Pty) Ltd and George Local Municipality and tariffs must be paid directly to the municipality.</p>		<p>All tariffs regarding water and sanitation services that will be supplied by the municipality, will be paid directly to the municipality.</p>	<b>26</b>
<p>4. No water shall be derived from a water resource and used on Portion of Portion 7 of the Farm Buffelsfontein 204 without prior approval by means of a water use authorisation in terms of section 22 of the National Water Act, 1998 (Act No. 36 of 1998), if activities exceed Schedule 1 limits.</p>		<p>No water will be derived from a water resource and used on a Portion of Portion 7 of the Farm Buffelsfontein 204 without prior approval by means of a water use authorisation in terms of section 22 of the National Water Act, 1998 (Act No. 36 of 1998), if activities exceed Schedule 1 limits.</p>	<b>27</b>
<p>5. No water shall be derived from a water resource and used on Portion of Portion 7 of the Farm Buffelsfontein No 204 without prior approval by means of a water use authorisation in terms of section 22 of the National Water Act, 1998 (Act No 36 of 1998), if activities exceed Schedule 1 limits.</p>		<p>No water will be derived from a water resource and used on a Portion of Portion 7 of the Farm Buffelsfontein 204 without prior approval by means of a water use authorisation in terms of section 22 of the National Water Act, 1998 (Act No. 36 of 1998), if activities exceed Schedule 1 limits.</p>	<b>28</b>
<p>6. Please note that if there will be storage of oil, diesel, hydraulic fluids and grease onsite used for heavy machinery during construction; it is recommended that the storage areas for these fluids be bunded with</p>		<p>Hazardous substances and fuels will be stores in accordance with Section 8.7 of the EMPr.</p>	<b>29</b>



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<p>cement and in such a manner that any spillages can be contained and reclaimed without causing any pollution to the groundwater.</p>			
<p>7. As required by section 22 of the National Water Act, 1998 (Act No. 36 of 1998), a Water Use Authorisation is required prior to commencement with any water use activity contemplated in Section 21 of National Water Act. Moreover, commencement with any water use activity without an authorisation as required by section 22 of National Water Act constitutes an offence in terms of section 15(1) (a) of the National Water Act. In terms of section 151(2) of the National Water Act, any person who contravenes is guilty of an offence and liable, on first conviction to a fine or an imprisonment of a period not exceeding five years or both such a fine and imprisonment.</p>		<p>No new water use activities will be introduced with the amendment.</p>	<b>30</b>
<p>8. In lights of the above, you are advised that the onus remains with the property owner to adhere to the National Water Act, prior to commencement with any water use contemplated in section 21 of National Water Act that is associated with the proposed development.</p>		<p>No new water use activities will be introduced with the amendment.</p>	<b>31</b>
<p>9. Kindly note that this office reserves the right to amend and revise its comments as well as to request any further information.</p>		<p>Thank you for your comments.</p>	<b>32</b>



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10. The BOCMA office can be contacted for further information related to the requirement for, or the application for a Water Use Authorisation.			
11. Should you wish to apply for a water use authorisation for unregistered water uses triggered by the proposed activities, you may apply electronically by logging onto the Department of Water and Sanitation (DWS) website at <a href="http://www.dws.gov.za/e-WULAAS">http://www.dws.gov.za/e-WULAAS</a>			<b>33</b>
12. Should you have further enquires, the office can be contacted or alternatively contact Mr. SL Ndlovu at the above-mentioned contact number or on <a href="mailto:sndlovu@bocma.co.za">sndlovu@bocma.co.za</a>			<b>34</b>
<b>COMMENT</b>	<b>NAME/ORGANISATION</b>	<b>RESPONSE</b>	
<p>Attention: Sharples Environmental Services</p> <p>The South African Civil Aviation Authority (SACAA) is an entity of the Department of Transport (DoT), established in terms of the Civil Aviation Act, 2009 (Act No. 13 of 2009). In terms of this Act, the SACAA is mandated to regulate, promote, develop, enforce, and continuously improve aviation safety and security within the civil aviation sector. This mandate is implemented through the Civil Aviation Regulations (CARs).</p>	<p>Vhukhudo Chaka</p> <p>Aviation Environmental Compliance: Air Safety Infrastructure</p> <p>South African Civil Aviation Authority</p> <p>24 April 2026</p>	<p>Thank you for your comments.</p>	<b>35</b>



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<p>The SACAA hereby acknowledges receipt of your email dated 07 April 2026 regarding the proposed development of a residential estate and business zone with associated infrastructure on a portion of Portion 7 of the Farm Buffelsfontein 204, Herold's Bay, George (DEADP Ref: 16/3/3/5/D2/29/0002/26).</p>			
<p>The South African Civil Aviation Authority has reviewed the proposed amendment to the Environmental Authorisation (EA) and Environmental Management Programme (EMPr) for the Herold's Bay development. As the amendment does not introduce additional structures, does not increase building heights, and remains within the previously approved development footprint, no civil aviation impacts are anticipated. Consequently, the SACAA has no comments on the proposed amendment at this stage. Any future changes that may affect aviation safety will be subject to the applicable civil aviation regulatory processes.</p>		<p>This information is correct.</p>	<b>36</b>
<p>Please note that should any future construction activities result in changes to building heights, or should there be a proposal to install towers, antennas, masts, or similar structures, or the use of tall temporary construction equipment such as cranes, which may pose a risk to low flying aircraft, an Aeronautical Obstacle Assessment will be required in terms of the Civil Aviation Regulations. Such an assessment must be</p>		<p>Thank you for your comments.</p>	<b>37</b>



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undertaken prior to construction and in accordance with SACAA requirements. Should you require any further clarification or assistance, please do not hesitate to contact this office.			
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