

1 August 2019

**1<sup>st</sup> Public Participation period: 1 August 2019 – 3 September 2019**

**GNEC Code: 20511**

Dear Interested and Affected Party

**AVAILABILITY OF THE 1<sup>st</sup> DRAFT SECTION 24(G) REPORT FOR THE UNLAWFUL CONSTRUCTION OF THE TOURIST FACILITIES ON PORTION 10 OF FARM 262, BOONTJIESRIVIER, TULBAGH, WESTERN CAPE.**

Application was made for tourist facilities on Portion 10 of Farm 262 Boontjiesrivier, by previous environmental consultants, appointed by the applicant Mr. C v.d S Loubser. However, after a site visit conducted by the Department of Environmental Affairs & Development Planning (DEA &DP) it was noted that construction had already begun.

No pre-compliance was issued to the applicant by the DEA &DP. The client is applying in his own capacity for rectification of the unlawful activities. This application will be a joint application for rectification of the unlawful construction of tourist facilities as well as an application for additional tourist facilities on Portion 10 of Farm 262.

Guillaume Nel Environmental Consultants (GNEC) was approached by the applicant Mr. Chris v.d S Loubser to conduct a 24(G) application in order to rectify the illegal activities in terms of the National Environmental Management Act (Act No. 107 of 1998).

The applicant has constructed the accommodation facilities for the proposed conference facility without Environmental Authorisation (EA).

Similar tourism activities such the Fynbos Guest Farm and Animal Sanctuary are located approximately 2km to the west. The Witzenberg Campground is located on the adjacent property Portion 5 of Farm 262. The proposed areas on the farm to be developed will change the land use from agriculture to tourism/resort uses.

There are currently 3 buildings earmarked to be converted into tourist facilities as depicted in **Figure 1** below. Shed no.1 will be converted into tourist accommodation facility to sleep approximately 60 guests. Shed no. 2 was used for farming implements and vehicles. It is proposed that this building be converted

into a venue facility for approximately 60 guests. Shed no. 3 has been converted into a conference facility with 10 guest rooms. This development have been completed. Seven

Guest cottages is also being proposed on 0.5ha of agricultural land (4) as well as a luxury caravan park (5).



Figure 1: Aerial image of farm with development portions indicated from 1 to 5.

Potential environmental impacts that will be addressed in the assessment includes *inter alia*:

- Noise pollution:

Minor noise impacts will occur during the construction phase of the proposed development, as a direct result of construction activities. However these impacts are not expected to be significant, as the impact will only be temporary in nature, and can be adequately mitigated by the implementation of the legally binding Environmental Management Plan (EMP).

There will be minor noise impacts which will only occur during the construction phase of the proposed expansion. These impacts are suspected to be significant given that the construction activities will only be temporary and will be restricted to working hours only.

- Heritage impact:

It is not foreseen that National and Cultural Heritage will be disturbed by the expansion proposal. A Notification of Intent to Develop (NID) was submitted to Heritage Western Cape on 30 May 2019 and the ROD was received on the 14<sup>th</sup> of June 2019.

- Impact on fauna and flora:

No impact on any fauna or flora is expected as the site has been used for agricultural purposes in the past and no indigenous vegetation is left on site.

An application for retrospective Environmental Authorisation (EA) is currently being undertaken in order to authorize the following "Listed Activities" in terms of the National Environmental Management Act, 1998 ("NEMA") (Act 107 of 1998).

Government Notice No. R985 of 2017

- **Listing Notice 3 – Activity 6 and Activity 17**

GNEC was appointed as an independent environmental consultancy by Mr. C v.d S Loubser to facilitate the Environmental Impact Assessment and Public Participation Process for the proposed project. A copy of the **1<sup>st</sup> Draft Section 24(G) Report** is made available at the Wolseley Public Library from **Thursday the 1<sup>st</sup> August 2019 to Tuesday the 3<sup>rd</sup> September 2019**. Alternatively a copy of the report is also available on the GNEC website at [www.gnec.co.za](http://www.gnec.co.za). To register as an Interested and Affected Party please send your written registration and comments to GNEC by no later than **Tuesday 3 September 2019**.

Should you have any queries, please feel free to contact me, **Cahlan Williams** at:

**Tel:** (021) 870 1874, **Fax:** (021) 870 1873, **E-mail:** [cahlan@gnec.co.za](mailto:cahlan@gnec.co.za) or

Visit our Website [www.gnec.co.za](http://www.gnec.co.za)

We look forward to receiving your comments.

Yours sincerely



**Cahlan Williams**  
For GNEC

# Guillaume Nel



environmental consultants

---

45 Fabriek Street, Paarl, 7646

P.O. Box 2632, Paarl, 7620

T 021 870 1874

F 021 870 1873

W [www.gnec.co.za](http://www.gnec.co.za)

---

**Contact Person:** Cahlan Williams

C 074 044 0330

E [cahlan@gnec.co.za](mailto:cahlan@gnec.co.za)

---

