



2026-05-14

PUBLIC PARTICIPATION PROCESS FOR AN APPLICATION FOR THE ADOPTION OF AN AD HOC SETBACK LINE ON PORTION 91 OF THE FARM NO 516; SWELLENDAM.

A Public Participation Process was followed in terms of:

The National Environmental Management Act, 1998 (Act No. 107 of 1998; "NEMA"), as amended, and the Environmental Impact Assessment Regulations, as amended, that came into effect on the 07 April 2017.

The following proof is provided herewith:

- 1) 2x Written notice, in the form of letters, were sent to all identified I&APs via Email.
- 2) The Draft Ad-Hoc SBL report was available on our company website www.phsconsulting.co.za under our Public Participation link for Interested and Affected parties to review.
- 3) All comments received and responses thereto have been included in a Comments & Response Report (Refer to **Appendix M**).

1.1 PROOF OF WRITTEN NOTICES

NOTIFICATION LETTER – 18 MARCH 2026:



NOTIFICATION OF A PUBLIC PARTICIPATION PROCESS

APPLICATION FOR THE ADOPTION OF AN AD HOC SETBACK LINE FOR PORTION 91 OF THE FARM

516; BREEDE RIVER

DEA&DP REF: 16/3/3/6/2/E3/10/1489/25

18 March 2026

Notice is hereby given of a Public Participation Process in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998; "NEMA"), as amended, and the Environmental Impact Assessment Regulations, as amended. The applicant has applied for an ad-hoc definition/adoption of a development setback line; the applicable NEMA listed activities all have an exclusion provision when development will occur behind a development setback.

Location: PORTION 91 OF THE FARM 516; SWELLENDAM; LOWER BREEDE RIVER

Project Description: The proposal consists of a proposed ad-hoc setback line to allow a small-scale expansion to the existing main house that entail the construction of two additional units, water tanks, parking and associated infrastructure, located on both sides of the main house and the resurfacing of a section of the existing access road.

Name of Applicant: BALLYFAR PROP PTY LTD

Information Download:

The application can be obtained on the PHS CONSULTING website under the Public Participation link.

For ease of reference hereby the direct link - <https://phsconsulting.co.za/proposed-ad-hoc-setback-line-on-portion-91-of-the-farm-516-breede-river/>

Consultant detail:

PHS Consulting - PO Box 1752, Hermanus, 7200

Tel: 082 7408 046

e-mail: paul@phsconsulting.co.za

A 30-day commenting period will be provided. Comments regarding the proposed ad-hoc setback line need to be lodged with PHS CONSULTING from 18 March 2026 up to and including 21 April 2026 via the above-mentioned contact details.

1.2 I&AP List

1	ORGANS OF STATE	
2	DEA&DP: DEVELOPMENT MANAGEMENT, REGION 1	SWELLENDAM LOCAL MUNICIPALITY
3	Bernadette Osborne	Ron Brunings & Clinton Uys
4	Bernadette.Osborne@westerncape.gov.za	rbrunings@swellendam.gov.za
5		clinton@swellendam.gov.za
6		
7	DEA&DP: BIODIVERSITY AND COASTAL MANAGEMENT	CAPE NATURE
8	Ipetieshaam Bekko & Mercia Liddle	Rhett Smart
9	Ipetieshaam.Bekko@westerncape.gov.za	rsmart@capenature.co.za
10	Mercia.Liddle@westerncape.gov.za	
11		
12	OVERBERG DISTRICT MUNICIPALITY	DEPARTMENT OF AGRICULTURE
13	Rulien Volschenk (Environmental Officer)	LUAHelpdesk@dalrrd.gov.za
14	rvolschenk@odm.org.za	
15		
16		
17		
18		
19	I&APS	
20	Neighbour - 8/516	Neighbour - 42/516
21	Di McKenzie - 082 971 5913	Chris & Monique Fallows – 082-3642738
22	di@dinamic.co.za	sharky1@mweb.co.za
23		
24	Neighbour - 7/516	Ward 6 Councillor
25	Louis Eksteen	Donovan Julies
26	grasrug@vodamail.co.za	juliusdonovan7@gmail.com
27		
28	Malgas Ratepayers Association	
29	Monique Mulder	
30	chairman@malgas.org.za	
31		
32		
33		

1.3 EMAIL NOTIFICATION & PROOF – 18 MARCH 2026:

From: [Paul Slabbert](#)
To: ["dj@dinamic.co.za"](#); ["sharky1@mweb.co.za"](#); ["grasrug@vodamail.co.za"](#); ["juliusdonovan7@gmail.com"](#)
Bcc: ["Cathy Mackenzie"](#); ["alstair@mackenzie.co.za"](#)
Subject: COMMENT OPPORTUNITY - REQUEST FOR THE ADOPTION OF A DEVELOPMENT SETBACK ON PORTION 91 OF THE FARM POTTEBERG ESTATES NO. 516, SWELLENDAM.
Date: Wednesday, 18 March 2026 15:35:00
Attachments: [Notification of Commenting Period - Ptn 91 of Farm 516 - 18 March 2026.pdf](#)

Dear Interested Party

Hereby find a self-explanatory notice for your attention. Please note the closing date for comment is COB on 21 April 2026.

Kind Regards

Paul Slabbert – B Art Et Scien (EAPASA, APHP)

PHS Consulting

Environmental, Heritage, Eco-Tourism and Land-Use

cell: 082 740 8046

tel: 028 312 1734

fax: 086 508 3249

PO Box 1752

Hermanus

7200

paul@phsconsulting.co.za

www.phsconsulting.co.za

Corporate responsibility www.africanvisionfoundation.co.za

From: [Paul Slabbert](#)
To: "[Bernadette Osborne](#)"; "[Ron Brunings](#)"; "[Rhett Smart](#)"; "[Jeptieshaam Bekko](#)"; "[Mercia J Liddle](#)"; "[rvolschenk@odm.org.za](#)"
Bcc: "[Cathy MacKenzie](#)"; "[alistair@mackenzie.co.za](#)"
Subject: COMMENT OPPORTUNITY - REQUEST FOR THE ADOPTION OF A DEVELOPMENT SETBACK ON PORTION 91 OF THE FARM POTTEBERG ESTATES NO. 516, SWELLENDAM.
Date: Wednesday, 18 March 2026 15:32:00
Attachments: [Notification of Commenting Period - Ptn 91 of Farm 516 - 18 March 2026.pdf](#)

Dear Organ of State

Hereby find a self-explanatory notice for you attention. Please note the closing dat for comment is COB on 21 April 2026.03.18

Kind Regards

Paul Slabbert – B Art Et Scien (EAPASA, APHP)

PHS Consulting

Environmental, Heritage, Eco-Tourism and Land-Use

cell: 082 740 8046

tel: 028 312 1734

fax: 086 508 3249

PO Box 1752

Hermanus

7200

paul@phsconsulting.co.za

www.phsconsulting.co.za

Corporate responsibility www.africanvisionfoundation.co.za

1.3 NOTIFICATION – 14 MAY 2026:



NOTIFICATION OF A PUBLIC PARTICIPATION PROCESS
APPLICATION FOR THE ADOPTION OF AN AD HOC SETBACK LINE FOR PORTION 91 OF THE FARM
516; BREEDE RIVER

DEA&DP REF: 16/3/3/6/2/E3/10/1489/25

14 May 2026

Notice is hereby given of a 2nd Round Public Participation Process in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998; "NEMA"), as amended, and the Environmental Impact Assessment Regulations, as amended. The applicant has applied for an ad-hoc definition/adoption of a development setback line; the applicable NEMA listed activities all have an exclusion provision when development **will occur behind a development setback**.

Location: PORTION 91 OF THE FARM 516; SWELLENDAM; LOWER BREEDE RIVER

Project Description: The proposal is supported as per comments received from I&AP's to date and the SBL position remains the same and consists of a proposed ad-hoc setback line to allow a small-scale expansion to the existing main house that entails the construction of two additional units, water tanks, parking and associated infrastructure, located on both sides of the main house and the resurfacing of a section of the existing access road. An Environmental Management Plan (EMP) was drafted to management and mitigate construction impacts.

Name of Applicant: BALLYFAR PROP PTY LTD

Information Download:

The application can be obtained on the PHS CONSULTING website under the Public Participation link. For ease of reference hereby the direct link - <https://phsconsulting.co.za/proposed-ad-hoc-setback-line-on-portion-91-of-the-farm-516-breede-river/>

Consultant detail:

PHS Consulting - PO Box 1752, Hermanus, 7200

Tel: 082 7408 046

e-mail: paul@phsconsulting.co.za

A 30-day commenting period will be provided. Comments regarding the proposed ad-hoc setback line need to be lodged with **PHS CONSULTING** from **14 May 2026** up to and including **15 June 2026** via the above-mentioned contact details.

2.1 THE REPORT WAS MADE AVAILABLE ON THE PHS WEBSITE – 18 MARCH 2026:

Proposed Ad-Hoc Setback Line

phsconsulting.co.za/proposed-ad-hoc-setback-line-on-portion-91-of-the-farm-516-breede-river/












World's Best Int... Adobe Acrobat

Paul Slabbert
Mar 18 2026

Proposed Ad-Hoc Setback Line on Portion 91 of the Farm 516; Breede River

* Project description – Ad-Hoc Setback Line
* Portion 91 of the Farm 516; Swellendam
* Ref: **16/3/3/6/2/E3/10/1489/25**
* Closing date for comment: **21 April 2026**

Please select below which document your wish to download:

-  [Request for the adoption of a development setback - Breede River Farm 91-516](#)
-  [Appendix A1 - Locality](#)
-  [Appendix A2 - SDP House & Dwellings](#)
-  [Appendix A3 - Vegetation removal diagramHouse & Dwellings](#)
-  [Appendix A4 - SDP Road Section](#)
-  [Appendix B - SBL - Breede River](#)
-  [Appendix H - Photo Report](#)
-  [Appendix I - Motivation Report](#)
-  [Appendix J - Breede River-BALLYFAR PROP PTY LTD-2025-11-21 04-16](#)
-  [Appendix K - SSVR](#)
-  [Appendix L - Aquatic Biodiversity Screening Portion 91 of Farm 516 V1.0](#)

**2.1 THE REPORT WAS MADE AVAILABLE ON THE PHS WEBSITE – 14 MAY
2026**