

SECTION 24G APPLICATION

BACKGROUND INFORMATION DOCUMENT

For

**THE RECTIFICATION OF AN UNLAWFULLY CONSTRUCTED DWELLING
("BUILDING 3") AND THE PROPOSED EXTENSION THEREOF ON PORTION
118 OF FARM 489, ZWARTE JONGERSFONTEIN, WESTERN CAPE**

PREPARED FOR:	Mr Danie Maree (Applicant)
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DATE:	July 2026
DISTRIBUTED TO:	Registered and Potential Interested and Affected Parties (I&APs); Competent Authority (DEA&DP)



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Statement of Independence

I, Jessica Christie, of Bluepebble Sustainable Solutions, in terms of Regulation 13 of the Environmental Impact Assessment Regulations, 2014 (as amended), hereby declare that I provide services as an independent Environmental Assessment Practitioner (EAPASA Reg: 2019/1855) and receive remuneration for services rendered for undertaking tasks required in terms of the National Environmental Management Act, 1998, and the Environmental Impact Assessment Regulations, 2014 (as amended). I have no financial or other vested interest in the project.

EAP SIGNATURE:



1. INTRODUCTION AND INVITATION TO PARTICIPATE

Bluepebble Sustainable Solutions has been appointed by Mr Danie Maree (“the Applicant”) as the independent Environmental Assessment Practitioner (EAP) to facilitate a Section 24G application in terms of the National Environmental Management Act, 1998 (Act No. 107 of 1998) (“NEMA”) and the Environmental Impact Assessment Regulations, 2014, as amended, on Portion 118 of the Farm 489, Zwarte Jongersfontein (“the property”).

This Background Information Document (BID) is distributed to registered and prospective Interested and Affected Parties (I&APs) to introduce the application, describe the site and proposed activities, and invite you to register as an I&AP for this process. Registration allows you to receive further project information, submit comments and raise concerns as the process proceeds.

This BID does not call for detailed comment on the technical merits of the application; that opportunity will follow once the Draft Section 24G Assessment Report and Environmental Management Programme (EMPr) have been compiled and are circulated for a 30-day comment period (see Section 7). At this stage, I&APs are invited to register their interest, and may raise any immediate concerns, within 30 days of the date of receipt of this document.

1.1. The Applicant and the Environmental Assessment Practitioner

Role	Details
Applicant / Landowner	Mr Danie Maree, P.O. Box 33, Stilbaai, 6674 Tel: 083 457 2552 Email: djm@rumadani.co.za
Environmental Assessment Practitioner (EAP)	Jessica Christie (EAPASA Reg: 2019/1855), Bluepebble Sustainable Solutions
Assisting EAP	Justin Britton (Can. EAPASA Reg: 2023/6648), Bluepebble Sustainable Solutions
EAP Contact Details	46 President Steyn Street, Sedgefield, 6573 www.bluepebble.co.za admin@bluepebble.co.za
Competent Authority	Department of Environmental Affairs and Development Planning (DEA&DP), Directorate: Development Management (Region 3), George

2. BACKGROUND TO THE APPLICATION

There are three existing buildings on the property. Building 1 was constructed in 1972, with further additions in 1978 and 2005. Building 2 was constructed in 1999. Building 1 was constructed prior to the Environmental Conservation Act, 1989 (ECA) coming into effect and the building 2 did not require environmental authorisation in terms of ECA as no listed activities were triggered.

Building 3 was constructed in May 2011 with a footprint of 104.328 m². In October 2025, Bluepebble Sustainable Solutions submitted an Applicability Checklist to DEA&DP on behalf of the Applicant, regarding the proposed expansion of Building 3 by approximately 132 m². In its written comment of 04 March 2026 (Ref: 16/3/3/6/1/D5/8/0406/25), DEA&DP confirmed that:

- the proposed expansion constitutes a listed activity requiring Environmental Authorisation prior to commencement; and
- Building 3, constructed in May 2011, required Environmental Authorisation at the time and none was obtained, constituting an unlawful commencement of a listed activity in terms of Section 24(2)(b) of NEMA.

DEA&DP has referred the unlawful commencement to its Directorate: Environmental Law Enforcement and has advised that no application for the proposed expansion can be considered until this matter is resolved. The Applicant has elected to proceed voluntarily and proactively under Section 24G of NEMA, which addresses the consequences of the unlawful commencement of a listed activity, to bring both the existing structure and the proposed expansion into compliance through a single, integrated application.



Figure 1: Locality Map – Portion 118 of Farm 489, Zwarte Jongersfontein

3. DESCRIPTION OF THE APPLICATION

The application is a single, integrated Section 24G submission addressing:

- Rectification of the unlawful commencement of Building 3 (104.328 m²), constructed in May 2011 without Environmental Authorisation; and
- The proposed extension of Building 3 by approximately 132 m² (a sunroom, an additional bedroom and a covered patio), bringing the total footprint to approximately 236 m².

The property is zoned Agricultural Zone I and falls outside the urban edge. Building 3 is situated within 100 m of the high-water mark of the sea. The following listed activities, confirmed by DEA&DP, are relevant to the application:

Component	Listed Activity	Notice
Proposed extension (132 m ²)	Activity 19A (GN R.985 of 2014, Listing Notice 3, as amended): The infilling or depositing of any material of more than 5 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 5 cubic metres from- (i) the seashore; (ii) <u>the littoral active zone, an estuary or a distance of 100 metres inland of the high-water mark of the sea or an estuary, whichever distance is the greater;</u> or (iii) the sea;- but excluding where such infilling, depositing, dredging, excavation, removal or moving- (a) will occur behind a development setback; (b) is for maintenance purposes undertaken in accordance with a maintenance management plan; (c) falls within the ambit of activity 21 in this Notice, in which case that activity applies; (d) occurs within existing ports or harbours that will not increase the development footprint of the port or harbour; or (e) where such development is related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies.	GN R.985 of 2014 (Listing Notice 3), as amended
Proposed extension (132 m ²)	Activity 54 (GN R.985 of 2014, Listing Notice 3, as amended): The expansion of facilities- (i) in the sea; (ii) in an estuary; (iii) within the littoral active zone; (iv) in front of a development setback; or (v) <u>if no development setback exists, within a distance of 100 metres inland of the high-water mark of the sea or an estuary, whichever is the greater;</u> in respect of- (a) fixed or floating jetties and slipways; (b) tidal pools; (c) embankments; (d) rock revetments or stabilising structures including stabilising walls; or (e)	GN R.985 of 2014 (Listing Notice 3), as amended

Component	Listed Activity	Notice
	infrastructure or structures where the development footprint is expanded by 50 square metres or more, but excluding- (aa) the expansion of infrastructure or structures within existing ports or harbours that will not increase the development footprint of the port or harbour; or (bb) where such expansion occurs within an urban area.	
Unlawful Building 3 (2011)	Activity 17 (GN R.983 of 2014, Listing Notice 1, as amended; similarly listed as Activities 16 & 18 of GN R.544 of 2010): Development- (i) in the sea; (ii) in an estuary; (iii) within the littoral active zone; (iv) in front of a development setback; or (v) <u>if no development setback exists, within a distance of 100 metres inland of the high-water mark of the sea or an estuary, whichever is the greater</u>; in respect of- (a) fixed or floating jetties and slipways; (b) tidal pools; (c) embankments; (d) rock revetments or stabilising structures including stabilising walls; or (e) <u>infrastructure or structures with a development footprint of 50 square metres or more</u>, but excluding- (aa) the development of infrastructure and structures within existing ports or harbours that will not increase the development footprint of the port or harbour; (bb) where such development is related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies; (cc) the development of temporary infrastructure or structures where such structures will be removed within 6 weeks of the commencement of development and where coral or indigenous vegetation will not be cleared; or (dd) where such development occurs within an urban area. Activity 19A (GN R.983 of 2014, Listing Notice 1, as amended): The infilling or depositing of any material of more than 5 cubic metres into, or the dredging, excavation, removal or moving of soil, sand, shells, shell grit, pebbles or rock of more than 5 cubic metres from- (i) the seashore; (ii) <u>the littoral active zone, an estuary or a distance of 100 metres inland of the high-water mark of the sea or an estuary, whichever distance is the greater</u>; or (iii) the sea;- but excluding where such infilling, depositing, dredging, excavation, removal or moving- (a) will occur behind a development setback; (b) is for	GN R.544 of 2010 (Listing Notice 1); GN R.983 of 2014, as amended

Component	Listed Activity	Notice
	maintenance purposes undertaken in accordance with a maintenance management plan; (c) falls within the ambit of activity 21 in this Notice, in which case that activity applies; (d) occurs within existing ports or harbours that will not increase the development footprint of the port or harbour; or (e) where such development is related to the development of a port or harbour, in which case activity 26 in Listing Notice 2 of 2014 applies.	

No watercourses are mapped on the site, however, on the western side of the property boundar there is a channelled valley-bottom wetland. The property falls within the Endangered Hartenbos Dune Thicket ecosystem type and Critical Biodiversity Areas 1 and 2 and adjoins the Jongensgat Private Nature Reserve along the eastern boundary.

4. ENVIRONMENTAL SENSITIVITY OF THE SITE

A National Web-Based Environmental Screening Tool report was generated for the site on 15 April 2026. The site's environmental sensitivity, and the extent to which specialist studies have verified or adjusted the screening tool's ratings, is set out in full in the accompanying Site Sensitivity Verification Report (2026.57.03). In summary:

- Terrestrial Biodiversity and Aquatic Biodiversity are rated Very High at a broad scale, reflecting the Endangered vegetation type and the property's coastal location and Channelled valley-bottom wetland to the west of the property boundary. Specialist assessments confirm these ratings for the property as a whole, while identifying that the existing, previously developed footprint occupied by the dwellings is of lower sensitivity than the surrounding natural habitat.
- Plant Species and Animal Species are rated Medium and High respectively. Specialist assessments have identified species of conservation concern on the property and made recommendations to avoid and mitigate impacts on them.
- Agriculture and Civil Aviation are rated High by the screening tool at a broad scale; the Site Sensitivity Verification Report motivates why these ratings do not reflect the development footprint specifically.
- Archaeological & Cultural Heritage and Defence are rated Low, and Palaeontology Medium; no dedicated specialist studies are considered necessary for these themes, for the reasons set out in the Site Sensitivity Verification Report, however, a Notice of Intent to Develop will be submitted on the SAHRIS web portal.

5. SPECIALIST STUDIES CONDUCTED

5.1. Terrestrial Biodiversity Specialist Assessment

Capensis Ecological Consulting (Pty) Ltd was appointed to assess the terrestrial biodiversity, plant species and animal species themes. The assessment (July 2026) confirms the property supports intact Hartenbos Dune Thicket (Endangered), and records three plant species of conservation concern, one protected tree species, and habitat considered likely to support three animal species of conservation concern. The 2011 construction of Building 3 is estimated to have removed approximately 1 450 m² of this vegetation. With the rehabilitation, alien vegetation control and habitat offset measures recommended by the specialist and incorporated into the Environmental Management Programme, the residual impact of the development is determined as Medium to Low Negative.

5.2. Aquatic Biodiversity Assessment

BioAssets CC was appointed to assess the aquatic biodiversity theme and to undertake the site sensitivity verification for this theme. The assessment (28 May 2026) confirms no watercourses occur on site, that the development footprint comprises modified, previously disturbed habitat, and that the adjacent dune slope is currently stable. The specialist recommends that the development proceed within the existing disturbed footprint, with ongoing monitoring for erosion and continued control of invasive alien vegetation.

6. THE PUBLIC PARTICIPATION PROCESS

This application follows the Public Participation Process prescribed by the EIA Regulations, 2014 (as amended), adapted for a Section 24G application. The key steps are:

Step	Description
1. Notice of Intent to Develop & Background Information Document	Notification of the application and distribution of this BID to registered and potential I&APs (current step).
2. Newspaper Advertisement	Placement of a newspaper advertisement notifying the broader public of the application and inviting registration.
3. I&AP Registration Period (30 days)	Registered and prospective I&APs have 30 days from the date of this document to register their interest in the application.
4. Pre-Application Comments and Response Report	Comments received during registration are recorded and responded to in a Comments and Response Report.
5. Application Submission	The Section 24G Application Form, Draft Assessment Report and Draft EMPr are submitted to DEA&DP.
6. Draft Report Circulation & Comment Period (30 days)	The Draft Assessment Report and EMPr are circulated to registered I&APs and authorities for informed comment.
7. Final Reports & Decision	Comments are addressed in a Final Assessment Report and EMPr, submitted to DEA&DP for a decision.
8. Notification of Decision	Registered I&APs are notified of DEA&DP's decision and the applicable appeal period.

7. HOW TO REGISTER AS AN I&AP OR SUBMIT COMMENTS

Registered and Potential I&APs are invited to register their interest in this application, and may raise any comments or concerns at this stage, by contacting the EAP within 30 days of the date of this document, using the details below:

Contact Method	Details
Post	Bluepebble Sustainable Solutions , 46 President Steyn Street, Sedgefield, 6573
E-mail	admin@bluepebble.co.za
Reference	Please quote DEA&DP Ref: 16/3/3/6/1/D5/8/0406/25 and Portion 118 of Farm 489, Zwarte Jongersfontein

Please provide your name, contact details, and (where applicable) your interest in or proximity to the property when registering, so that you may be kept informed and included in further distribution of project information.

Take Note: Ito the POPIA legislation when registering as an I&AP a person consents to the lawful processing of personal information for the intended purposes, as described by the Protection of Personal Information Act, 2013 (Act no. 4 of 2013). By registering/submitting comment a person agrees that his/her/their contact details will, where required by a public body, be reflected in regulated reports that must be compiled and submitted to the general public, registered stakeholders, organs of state as well as the competent authority for consideration and decision-making.