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Public Process Consultants
Environmental Impact Assessment and Public Participation Management

22 July 2025

Dear Interested and Affected Party / Organ of State

RE: UMZI WABANTU MIXED-USE AGRICULTURE: PROPOSED AGRICULTURAL DEVELOPMENT ON A PORTION OF PORTION 3 OF FARM 191 AND REMAINDER OF THE FARM COEGA KAMMAS KLOOF 191, NELSON MANDELA BAY MUNICIPALITY, AND WATER STORAGE INFRASTRUCTURE AND PIPELINE IN THE SUNDAYS RIVER VALLEY MUNICIPALITY

In terms of the NEMA EIA Regulations, 2014 (as amended), you have been identified as an Interested and/ or Affected Party (I&AP) for the above project. The project proponent, Die JN Venter Beleggings Trust, propose to establish a mixed-use agricultural development on a portion of Portion 3 of Farm 191 and Remainder of the Farm Coega Kammas Kloof 191, Nelson Mandela Bay Municipality, as well as Water Storage Infrastructure and Pipeline, Sundays River Valley Municipality. The properties are zoned agriculture and measure ~1778 ha in extent. Subject to the various specialist studies forming part of this assessment, the total area proposed for clearing, including the dam/ reservoir and water pipeline route is ~915 ha.

The Scoping Process for Umzi Wabantu was initiated during October 2021. Should you no longer be an adjacent landowner, tenant, and / or interested and affected party on this project please notify the consultant below using the contact details above. During the October 2021 Pre-Application notification phase Portion 4 and 2 of Farm 191 formed part of the assessment. Subsequently, activities have taken place on these properties, without receipt of an environmental authorisation which are now subject to a Section 24G (S24G) application. During the processing of the S24G no other activities can be considered by the decision-making authority on the properties which are subject to a S24G. The specialist studies for Umzi Wabanti have however assessed all four properties, a worst-case scenario, and the Environmental Assessment Practitioner (EAP) will, through the Scoping and EIA process, specify what properties and activities form part of the current application.

The proponent proposes a mixed-use development comprising crop cultivation (a variety of citrus and vegetables, as well as lucerne) under various forms of irrigation (pivot, cannon, drip and micro) as well as the management of a dairy herd of 3000 cows, including associated infrastructure (laydown areas, internal roads, internal irrigation infrastructure, logistical services area and dairy herd infrastructure).

To convey irrigation water to the proposed development, a new off-stream water storage dam / reservoir, with a storage capacity of ~250 000m³ and ~7ha in extent, is proposed on the Remainder of Farm 653 (Ikamva Lethu). To convey water to the dam/ reservoir and from there to Umzi Wabantu, the proponent proposes to install 3 × ⌀500mm underground irrigation pipes from a new off-take point on the Lower Sundays River Water Users Associations (LSRWUA) canal on Farm 714 over a distance of ~ 24 km, with a working width of ~8 meters and a development footprint of ~26.5ha. The following properties will be affected by the proposed pipeline route: Farm 714, Portion 3 of Farm Buck Kraal No.558, Remainder of Farm 633, Farm 682 (Kuduskloof), Portion 6 of Farm Buck Kraal No. 558, Portion 1 of Farm 653, Remainder of 653, Known as Ikamva Lethu, Portion 2 of Farm 653, Remainder of Farm 189, and Portion 3 of Farm 189. *Two of the pipelines are proposed to provide water to Umzi Wabantu and one to the proposed project Hard Rock, which is subject to a separate application and assessment by the same project applicant. The water pipeline from Umzi Wabantu to Hard Rock will be assessed as part of a separate application.*

A 1km portion of the irrigation pipe which was proposed to be located immediately within the north-western fence line of Portion 4 and 2 has been relocated to the immediate adjacent side of the same fence line, due to the S24G, and is now proposed to be installed on the neighbour's property, namely, Portion 3 of Farm 189. Subsequently this property has been included as part of the scope of this assessment.

In terms of the NEMA EIA Regulations, 2014 (as amended), published in GN R326, 327, 325 and 324, promulgated under Chapter Five of the National Environmental Management Act (Act 107 of 1998) (NEMAA), and published in Government Gazette 40772 on the 7 April 2017, the project requires full Scoping and EIA, because it triggers, amongst others, the following listed activity in Listing Notice 2 (GN R325):

"15. The clearance of an area of 20 hectares or more of indigenous vegetation,.."

A comprehensive list of the activities which may be triggered by the proposed development and require Environmental Authorisation, prior to the commencement of any activities on site, are contained in the accompanying Background Information Document (BID).

Sandy Wren of Public Process Consultants has been appointed as the registered Environmental Assessment Practitioner (EAP) to undertake the Scoping and EIA Process for this project. In order to ensure that any issues and/ or concerns you may have, are included in the **Draft Scoping Report (Draft SR)**, you are required to register your interest on the project database and submit your areas of concern / interest to the EAP indicated above, during the 30-day comment period, which extends from **22 July 2025 to 22 August 2025.**

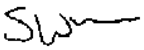
Availability of Information

To assist you with your understanding of the assessment process and the submission of any comments you may have, please find included with this correspondence, a **Background Information Document (BID)**, a **Comment Form** and a **Locality Map.** Available project information can also be accessed by clicking on the following link: https://publicprocess.co.za/2025/07/21/umzi-wabantu-agriculture/.

Please refer to the accompanying BID for an explanation of how compliance with the requirements of the Protection of Personal Information Act 4 of 2013 (POPIA) is being ensured. If at any stage your contact details change it is essential that you notify the EAP of such changes to continue receiving information regarding this assessment process.

We look forward to your input and participation in this process. Should you have any comments or queries regarding the above, please do not hesitate to contact Sandy Wren or Geena Pringle using the contact details provided above.

Yours sincerely



SANDY WREN
EIA PROJECT LEADER